



## TOWNSHIP OF FERGUSON

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**Pine Grove Mills Small Area Plan Advisory Committee  
Regular Meeting Agenda  
Thursday, August 25, 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. July 28, 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. REVIEW OF DRAFT LETTERS 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. REVIEW OF WELCOME LETTER TO KISH BANK**

*Paul Tomkiel, Public Infrastructure/Multimodal Transportation*

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

**Land Use/Regulatory/Recreation – J. Robb**

**Community Engagement/Events – L. Grove**

-HVAB Marketplace

-Instrument Donation

**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](#)

**5. Cecil Irvin Park Master Plan Update**

Ferguson Township Public Works Department is working on developing a change to the phasing of improvements to meet grant application funding based on the community input received in 2021. This has been an iterative process to match funding/project costs with the desired improvements. Public Works expects to restart working on this in September after this year's capital projects are finished.

**6. Parking Space Striping Update**

This project is included in Public Works' project list and is anticipated to be completed in 2023.

**7. Sidewalk Grant Update**

The kickoff meeting was held. Public Works will prepare the RFP for Engineering Services. The RFP has to meet PennDOT procurement process requirements. Once the RFP is on the street and Letters of Interest submitted, Public Works will choose their top responses and ask for cost proposals. There is a hard deadline of August 21, 2023 for the bid deadline. Public Works is anticipating construction in 2024.

**V. Staff Update**

**VI. OPEN DISCUSSION**

**VII. ADJOURNMENT**



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**Pine Grove Mills Small Area Plan Advisory Committee  
Regular Meeting Minutes  
Thursday, July 28, 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, July 28, 2022, via Zoom. In attendance were:

**Committee:** Paul Tomkiel, Vice Chair; Liz Grove; Jordon Robb

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

**Citizens:** Laura Dininni; Pablo Becerra; Melvin Westerman; David Gibbons

Mr. Tomkiel called the meeting to order at 4:02 p.m.

### II. CITIZEN'S INPUT

Mr. David Gibbons, founder and CEO of Centre WISP, presented an overview of his local company, Black Bear Fiber, which provides wireless and broadband to the community. He informed the group that they had been awarded funding from the federal and local government to increase availability of broadband to residential and commercial customers in the area.

Mr. Tomkiel reported that he would love for Pine Grove Mills to become a fiber community, as it would increase the tax base by allowing telecommuting and increasing home values, etc. Ms. Dininni pointed out the fire and water service shortcomings in the west end, but was unsure that residents had voiced concern regarding internet.

### III. APPROVAL OF MINUTES

Ms. Grove moved that the Advisory Committee approve the May 26, 2022, Regular Meeting Minutes. Mr. Robb seconded the motion.

### IV. UNFINISHED BUSINESS

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

Ms. Wargo reported that she was researching the QR code and shared some ideas for review by the Committee. They discussed the purpose of the postcard as being a handout for businesses and/or events, so that the community would be informed about the Committee. Ms. Grove suggested including social media accounts and ways to stay in contact/connect with the Committee.

## 2. VILLAGE DISTRICT BOUNDARY DISCUSSION

Mr. Robb reported that he and Mr. Heller had met with staff at the Township to discuss extending the Village District and possibly coupling that with an overlay district, in order to address certain properties being turnkey for an at-home business. Ms. Wargo stated that included in the Agenda were 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, along with sections of the Zoning Ordinance that regulate Home Occupation and No-Impact Home-Based Business. Ms. Wargo requested that the Committee review the current boundaries and regulations and identify any amendments, then summarize such and provide it to the Township for recommendation to the Planning Commission. Mr. Robb clarified turnkey as designing the property to fit all the requirements of having an at-home business in order to make doing so as easy as possible. Ms. Wargo reported that a lot of homes already met the requirements. Mr. Robb's goal was to make people aware of the potential also. Ms. Wargo informed the group that there were two separate considerations; the physical boundary and then a potential overlay. The Committee needed to discuss and define the purpose and goals, the issues and needs, what they would like to address, the areas of application, and whether it would maintain the character of Pine Grove Mills, all before a recommendation on any amendments would be given to the Board. A joint meeting with Planning Commission and the Committee could be scheduled. Mr. Tomkiel tabled the conversation until the next meeting.

## 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**

- Mr. Robb had nothing additional.

### **Community Engagement/Events**

- Ms. Grove had nothing additional.

### **History and Heritage**

- Ms. Holliday was not present.

### **Public Infrastructure/Multimodal Transportation**

- Mr. Tomkiel had nothing additional.

### **Economic Development**

- Mr. Heller was not present.

*Follow the link below to access the web tracker.*

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

## 4. ROUTE 45 GETAWAYS! UPDATE

Ms. Grove reported that the events would start on Saturday, July 30, and run until August 7. There were thirty (30) destinations and over twenty-five (25) events. People could sign up for the mailing list on the website.

## **V. NEW BUSINESS**

### **1. SPOTTED LANTERN FLY AWARENESS CAMPAIGN**

Mr. Tomkiel reported that the Tree of Heaven was a preferred food for the spotted lantern fly and they wanted to raise awareness, as there were some in Pine Grove Mills. Mr. Robb reported that they had removed fifteen (15) trees already. They had introduced the idea of removal, and the availability of financial aid for removal, to someone at the Township. Ms. Wargo stated that she would pass on the information to have it put on the Tree Commission Agenda also.

### **2. LETTER OF SUPPORT FOR PA SENATE BILL 919 and PA HOUSE BILL 1555**

Mr. Tomkiel reported that they were both bipartisan bills to legalize community solar farms and would allow homeowners to create a small energy company. The Village was trying to become energy independent and if the Bills were to pass it would allow people to create a solar energy coop.

Mr. Tomkiel moved to make a request to the Board of Supervisors to write a public letter in support of the Bills. Mr. Robb seconded the motion. The motion passed unanimously.

### **3. WELCOME LETTER TO KISH BANK**

Mr. Tomkiel reported that they do not have a branch manager and that their goal is community economic development. Ms. Wargo suggested writing a letter to the bank inviting them to a future meeting. Mr. Tomkiel would draft a letter and they could vote on it the next meeting.

## **VI. STAFF UPDATE**

Ms. Wargo informed/reminded everyone that all Township ABC members would need to complete the process to meet the multi factor authentication requirements to access their township email.

## **VII. OPEN DISCUSSION**

- Mr. Robb enquired about the park proposal. Ms. Wargo informed him that that would be a question for the Assistant Manager, Mr. Progar.
- Mr. Robb reported that he discussed ideas for funding for infrastructure, sidewalks, lights, etc., in order to increase new business in the area, with another municipality that had done the same.
- Mr. Tomkiel reminded everyone to attend the Farmer's Market and the Route 45 Getaways events.

## **VIII. ADJOURNMENT**

Mr. Tomkiel moved to adjourn the Pine Grove Mills Small Area Plan Advisory Committee Regular Meeting. Ms. Grove seconded the motion at 6:02 p.m.

RESPECTFULLY SUBMITTED,

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

# When ideas collide, good things happen.

This is the Pine Grove Mills  
Advisory Committee.





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

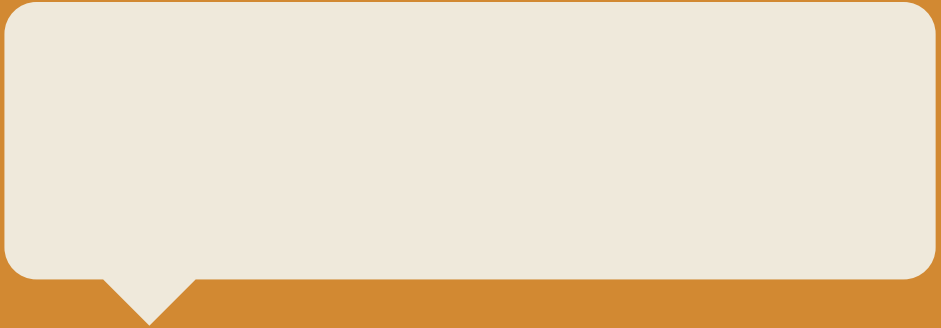
- **Economic Development**
- **History & Heritage**
- **Community Engagement/Events**
- **Public Infrastructure/Multimodal Transportation**
- **Land Use/Regulatory**

**Feedback can take many forms, let us  
know your thoughts:**

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



I want



in Pine Grove Mills.





**proud of our past.  
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- **Economic Development**
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**proud of  
our past.**

# planning for our future.

Pine Grove Mills Advisory Committee



Let us know your thoughts:  
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SPEAK UP

PGM



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

- **Economic Development**
- **History & Heritage**
- **Community Engagement/Events**
- **Public Infrastructure/Multimodal Transportation**
- **Land Use/Regulatory**

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Dear Representatives Benninghoff, Irvin, and Conklin,

We, the Ferguson Township Board of Supervisors, encourage you to offer your support for House Bill 1555, an Act amending Title 66 (Public Utilities) of the Pennsylvania Consolidated Statutes, providing for community solar facilities and any similar bills submitted in future legislative sessions. Constituents within our township have expressed a desire to explore the implementation of community solar facilities.

Should this bipartisan piece of legislation pass, all corners of our township would benefit. Farmers and landowners in the township would have the opportunity to receive rents for the use of their land. Our constituents who are renters would be able to buy locally sourced renewable energy. Nonprofits, that cannot take advantage of solar energy tax incentives, could still join in the future of energy generation while also supporting their local economy.

Our request is partially motivated by our desire as a board to transition our electrical generation away from carbon intensive methods. However, we are also motivated by our desires to free the market for innovation and to empower our local businesses and citizens to have the freedom to choose how they spend their capital and monetary resources. The policy change proposed in HB 1555 transcends partisanship and offers the opportunity to further the common wealth of our citizenry.

For these reasons, we ask that you offer your support to the passage of this bill. While this could include adding your name as a sponsor, we would also be happy if you communicated our desire to see this bill progress to Representative Sankey (Clearfield, Cambria) and Representative Marshall (Beaver, Butler). While we appreciate the work of the Consumer Affairs committee and its Public Utilities subcommittee, we believe this bill deserves more attention.

Thank you for your consideration.



Dear Senator Corman,

We, the Ferguson Township Board of Supervisors, encourage you to offer your support for Senate Bill 919, an Act authorizing electric distribution companies to establish local solar programs; and providing for solar renewable energy credits and for powers and duties of the Pennsylvania Public Utility Commission. Constituents within our township have expressed a desire to explore the implementation of local solar facilities.

Should this bipartisan piece of legislation pass, all corners of our township would benefit. Farmers and landowners in the township would have the opportunity to receive rents for the use of their land. Our constituents who are renters would be able to buy locally sourced renewable energy. Nonprofits, that cannot take advantage of solar energy tax incentives, could still join in the future of energy generation while also supporting their local economy.

Our request is partially motivated by our desire as a board to transition our electrical generation away from carbon intensive methods. However, we are also motivated by our desires to free the market for innovation and to empower our local businesses and citizens to have the freedom to choose how they spend their capital and monetary resources. The policy change proposed in SB 919 transcends partisanship and offers the opportunity to further the common wealth of our citizenry.

For these reasons, we ask that you offer your support to the passage of this bill. While this could include adding your name as a sponsor, we would also be happy if you communicated our desire to see this bill progress to Senator Tomlinson (Bucks). While we appreciate the work of the Consumer Protection & Professional Licensure committee, we believe this bill deserves more attention.

Thank you for your consideration.

Dear Kish Bank,

We, the members of the Pine Grove Mills Small Area Plan Advisory Committee, wish to welcome you to the village of Pine Grove Mills as well as offer our thanks.

It is a joy for us to be able to welcome you to our community! Our committee was formed in 2020 to promote and advocate for the Small Area Plan that was published for Pine Grove Mills in 2019. Our role is to advise the Ferguson Township Board of Supervisors and other township authorities, boards, and commissions on the implementation of the Plan as well as advocate for issues pertaining to the village of Pine Grove Mills.

One of our focuses is to encourage economic development in our village area. We are quite excited to have a well-established local bank who values economic development as much as we do as our new neighbor. We look forward to the partnerships and relationships that will grow with you now being present in Pine Grove Mills.

Also, we offer many thanks to express our gratitude for your arrival. When we were notified of the previous owner's intention of leaving the bank building, we were quite worried about what might happen to the economic vibrancy of our village. It was a huge sigh of relief when we learned of your plan to move in.

In sum, welcome and thank you! We look forward to working with you for the betterment of Pine Grove Mills.

Signed,

The Pine Grove Mills Small Area Plan Advisory Committee