



## TOWNSHIP OF FERGUSON

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[www.twp.ferguson.pa.us](http://www.twp.ferguson.pa.us)

**Pine Grove Mills Small Area Plan Advisory Committee  
Regular Meeting Agenda  
Thursday, November 17, 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. October 27, 2022, Regular Meeting

**IV. UNFINISHED BUSINESS**

**1. PINE GROVE MILLS BANNER REVIEW**

*Jenna Wargo, Director of Planning & Zoning*

Staff has prepared some designs for 'seasonal' banners that would be hung on the streetlights in Pine Grove Mills.

**Recommended Motion:** This is a discussion item.

**Staff Recommendation:** That the Committee review and provide comments.

**V. NEW BUSINESS**

**1. VILLAGE ZONING DISTRICT MAP AMENDMENT**

*Jenna Wargo, Director of Planning & Zoning*

Staff is prepared to discuss the differences between Village (V), Single-Family Residential (R1) and General Commercial (C) zoning districts to provide the Committee with a better understanding of the benefits and drawbacks of each district.

**Recommended Motion:** This is a discussion item.

**Staff Recommendation:** That the Committee review and provide comments and questions.

**2. REVIEW AND APPROVAL OF THE 2023 PINE GROVE MILLS SMALL AREA PLAN  
ADVISORY COMMITTEE MEETING CALENDAR**

*Jenna Wargo, Director of Planning & Zoning*

Provided in the agenda is a draft 2023 Pine Grove Mills Small Area Plan Meeting Calendar for review.

**Recommended Motion:** That the Committee review and provide comments on the draft 2023 Pine Grove Mills Small Area Plan Advisory Committee Meeting Calendar.

**Staff Recommendation:** That the Committee review and provide comments on the draft 2023 Meeting Calendar.

**3. REVIEW AND APPROVAL OF THE 2023 PINE GROVE MILLS SMALL AREA PLAN ADVISORY COMMITTEE WORK PROGRAM**

*Jenna Wargo, Director of Planning & Zoning*

Provided in the agenda is a draft 2023 Pine Grove Mills Small Area Plan Work Program for review.

**Recommended Motion:** That the Committee review and provide comments on the draft 2023 Pine Grove Mills Small Area Plan Advisory Committee Work Program.

**Staff Recommendation:** That the Committee review and provide comments on the draft 2023 Work Program.

**4. KEYSTONE MARKER DISCUSSION**

*Paul Tomkiel, Public Infrastructure/Multimodal Transportation*

Mr. Tomkiel will provide an update on the Keystone Marker.

**Recommended Motion:** This is a discussion item.

**Staff Recommendation:** That the Committee receive the update.

**5. 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**  
**-Keystone Marker update**  
**Economic Development – M. Heller**

Follow the link below to access the web tracker.

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

**VI. STAFF UPDATE**

**VII. OPEN DISCUSSION**

**VIII. ADJOURNMENT**



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**Pine Grove Mills Small Area Plan Advisory Committee  
Regular Meeting Minutes  
Thursday, October 27, 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 a regular meeting on Thursday, October 27, 2022, via Zoom. In attendance were:

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

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

**Citizens:** Laura Dininni

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

### II. CITIZEN'S INPUT

No citizens provided input. Mr. Tomkiel spoke on behalf of a citizen regarding snow shoveling on the bridge in the middle of town, as at times it would not be shoveled and it would be treacherous for walking. No one had an answer as to who was responsible; Ms. Wargo stated that she would find the answer.

### III. APPROVAL OF MINUTES

Ms. Grove moved that the Advisory Committee approve the September 22, 2022, Regular Meeting Minutes. Mr. Tomkiel seconded the motion.

### IV. UNFINISHED BUSINESS

#### 1. REVIEW OF PROPOSED VILLAGE ZONING DISTRICT EXPANSION

*Jordan Robb, Land Use/Regulatory/Recreation*

Ms. Wargo stated that they had updated the proposed Village Zoning District Map since the last meeting, differentiating the parcels in the existing Village Zoning District and those in the Proposed Village Zoning District. Mr. Robb reported that they had discussed Mr. Sahakian's property across from the Naked Egg and they would propose an edge that would be a buffer with existing properties; potentially it could be developable lots or it could be open space. They would like to add the space to the map before it would be presented to the Board/public. Ms. Wargo reported that she had listed the conditional uses and the accessory uses for each zoning district in a chart for comparison (the Village District, the R1 District, and the RR District). Mr. Heller enquired if the map was ready to be presented; Ms. Wargo stated that the recommendation should go before the Board again and they would recommend for it to go to the Planning Commission. Staff would provide a report at that time and would report on any

potential adverse impact. Ms. Wargo reminded the group that the proposed change would not only allow for business variations, but also for multifamily uses. The group discussed the best way to present the proposal to residents, as the potential changes would mean different things to different residents.

Mr. Tomkiel moved that the Advisory Committee schedule a non-regular meeting to educate the Committee in zoning/regulations. Ms. Grove seconded the motion. The motion passed unanimously.

## **V. NEW BUSINESS**

### **1. REVIEW OF DRAFT LETTER TO THE BOARD OF SUPERVISORS ADVOCATING FOR THE HIRING OF AN ECONOMIC AND COMMUNITY DEVELOPMENT PLANNER**

*Paul Tomkiel, Public Infrastructure/Multimodal Transportation*

Mr. Tomkiel reported that he and Ms. Grove had had discussions with the Route 45 Getaways group regarding the position and that the position currently was before the Board. Mr. Tomkiel enquired if the Committee would like to support the position or not. Ms. Wargo discussed the capacity of the Planning and Zoning department; one of the main focuses of the new position would be working with the Pine Grove Mills Small Area Plan Advisory Committee, along with the economic development of the Township as a whole. Mr. Heller enquired if there were any recommendations for the letter to the Board. Mr. Tomkiel shared the letter.

Mr. Robb moved that the Advisory Committee accept the letter as written. Ms. Grove seconded the motion. The motion passed unanimously.

### **2. REVIEW OF DRAFT THANK YOU LETTER TO BUSINESSES THAT PARTICIPATED IN ROUTE 45 GETAWAYS**

*Paul Tomkiel, Public Infrastructure/Multimodal Transportation*

Mr. Tomkiel shared the letter.

Ms. Grove moved that the Advisory Committee approve the letter as written. Mr. Heller seconded the motion. The motion passed unanimously.

### **3. MUSEUM IN PINE GROVE MILLS**

*Matt Heller, Economic Development*

Mr. Heller reported that he had reached out to the curator of the Milesburg museum and they would be willing to meet with the Committee. He reported that he had learned that creating a museum would be a more in-depth process than he had realized, including insurance, bylaws, etc. The first matter though would be to find a location. Mr. Heller would reach out to Ms. Holliday to schedule a meeting for next steps. Mr. Tomkiel stated that the CIA (Community in Action) historically had discussed having a museum and they had suggested the blue building next to the Post Office, although they had recognized that it had its challenges.

### **4. TOWN HALL/NEIGHBORHOOD INFORMATIONAL GATHERING**

*Jordan Robb, Land Use/Regulatory/Recreation*

Mr. Heller presented ideas about having an informal Town Hall meeting. They could present who the Pine Grove Mills Small Area Plan Advisory Committee were and what they represented. Mr. Robb discussed making it fun and allowing residents to provide input at the meeting. Ms. Bassett would email the ideas discussed to the Committee.

### **5. 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 no additional input.

**Community Engagement/Events**

- Ms. Grove reported that Kish Bank had invited Pine Grove Hall to their open house/Fridays downtown with local businesses.

**History and Heritage**

- Ms. Holliday was not present at the meeting.

**Public Infrastructure/Multimodal Transportation**

- Mr. Tomkiel discussed snow removal in front of the Post Office. Mr. Tomkiel discussed the traffic lights on Shingletown Road and reported that the school sign and flashing lights were not visible from a distance because of trees and branches. Mr. Tomkiel mentioned that he had noticed signs called “Keystone Markers” when traveling in Pennsylvania; he discussed contacting PennDOT to reinstitute the sign for Pine Grove Mills. Ms. Wargo reported that the lines would be painted in the spring by Public Works. The group discussed more dynamic/colorful options for the lines. Ms. Wargo suggested discussing such with Public Works.

**Economic Development**

- Mr. Heller discussed the business meeting in the community regarding economic development. Mr. Tomkiel reported that they had delivered the letter to Kish Bank at the Open House and that Ms. Martin, Township Manager, had spoken.

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

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

**VI. STAFF UPDATE**

Ms. Wargo and Ms. Bassett had nothing additional.

**VII. OPEN DISCUSSION**

There was none.

**VIII. ADJOURNMENT**

Mr. Tomkiel moved that the Pine Grove Mills Small Area Plan Advisory Committee Regular Meeting be adjourned. Mr. Robb seconded the motion. The meeting was adjourned at 5:44 p.m.

RESPECTFULLY SUBMITTED,

---

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

HAPPY

*Holidays*



*Welcome!*

WE'RE  
GLAD  
YOU'RE  
HERE.



**SMALL  
BUSINESSES.  
BIG HEART.**

*shop local*





# KEEP YOUR ROOTS LOCAL.



# 2023 PINESAP MEETING CALENDAR

JANUARY						
S	M	T	W	R	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				
New Years Day, MLK Day						

FEBRUARY						
S	M	T	W	R	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	President's Day			

MARCH						
S	M	T	W	R	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
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26	27	28	29	30	31	

APRIL						
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23	24	25	26	27	28	29
30						

MAY						
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21	22	23	24	25	26	27
28	29	30	31			
Memorial Day						

JUNE						
S	M	T	W	R	F	S
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11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	
Juneteenth						

JULY						
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9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					
Independence Day						


AUGUST						
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27	28	29	30	31		

SEPTEMBER						
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Labor Day						

OCTOBER						
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15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

NOVEMBER						
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12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		
Veterans Day, Thanksgiving Day						

DECEMBER						
S	M	T	W	R	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31	Christmas Day					

 Holiday

 PGMSAP 4 PM

# 2023 FERGUSON TOWNSHIP PINE GROVE MILLS SAP COMMITTEE WORK PROGRAM

Pine Grove Mills SAP Advisory Committee  
November 17, 2022

*Key: I= Initiate Planning, IP= In Progress*

*BOS=Refer to Board of Supervisors*

*PC = Refer to Planning Commission*

*R/C=Review and Comment, C=Complete*

*H = High, M = Medium, L = Low*

Approved by PGM Advisory Committee on : \_\_\_\_\_

Approved by Board of Supervisors on : \_\_\_\_\_

<b>ROUTINE ACTIVITIES</b>								Priority	PGMSAP Goals	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	Comments
1	Items referred by the Board	H	These activities vary greatly in their scope and support the PGMSAP Goals	All routine items take place on an as needed basis.										
2	Capital Improvements Program	H												
3	Interaction with FT Planning Commission	H												

<b>ORDINANCE AMENDMENTS</b>								Priority	PGMSAP Goals	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	Comments
4	Village Zoning District Text/Map Amendment	M		I	PC	BOS		This will involve coordination with PC						
5	Sign Ordinance Amendment	L		—	—	—	→							

<b>PLAN IMPLEMENTATION</b>								Priority	PGMSAP Goals	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	Comments
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### COMMUNITY ENGAGEMENT & EVENTS

6	Promote and coordinate community events through a variety of social media postings and other forms of communication.	M	1.1.3	As needed				Implementation of priority recommendations/items and identification of partnerships/resources needed.
7	Identify locations to utilize as community gathering spaces.	H	15.1.1	As needed				
8	Obtain funding and establish signage and a branding program for Pine Grove Mills	M	9.1.1	I				

### HISTORY & HERITAGE

9	Include the history of Pine Grove Mills on PGMAC Facebook Page and Township Webpage.	H	14.1.1	I				
10	Join historic organizations such as Centre County Historical Society	M	14.1.5		I			
11	Initiate 'Our Town' story gathering and identify fund raising opportunities (underwriting)	H	14	IP	—	—	→	

# 2023 FERGUSON TOWNSHIP PINE GROVE MILLS SAP COMMITTEE WORK PROGRAM

Pine Grove Mills SAP Planning Committee  
November 17, 2022

ECONOMIC DEVELOPMENT								
12	Develop a list of all Pine Grove Mills businesses and contact information	H	8.1.1	I				
13	Work with local businesses and Ferguson Township's financial office to understand what tax incentives would be beneficial to businesses.	L	4.1.1			I		
LAND USE/REGULATORY/RECREATION								
14	Review Village Zoning District Boundary	H	5.1.1	IP				
15	Work with County on creating an inventory of currently designated historic buildings	M	16.1.4		I			
16	Define best access points for shared trail system (hiking, biking, walking, horse riding) that maximize neighborhood connectivity	M	17.1.1		I			
PUBLIC INFRASTRUCTRE/MULTIMODAL TRANSPORTATION								
17	Prepare and implement pedestrian and bicycle mobility map including safe routes to school	H	3.1.1	IP	IP			Partner with FT
18	Streetlight Décor Plan/Implementation	H	9.2	IP				This will involve coordination with FTPZ & FTPW
19	Paint lines to distinguish parking space on SR 45	M	10.1.1			I		This will involve coordination with FTPW
<u>ADDITIONAL DUTIES</u>		Priority	Board Goals	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	Comments
20	Recreation Economy in Ferguson Township	L	Goal 2: Economic Development	IP	→	→	→	This will involve coordination with PC