



TOWNSHIP OF FERGUSON

3147 Research Drive • State College, Pennsylvania 16801
Telephone: 814-238-4651 • Fax: 814-238-3454
www.twp.ferguson.pa.us

**Pine Grove Mills Small Area Plan Advisory Committee
Regular Meeting Agenda
Thursday, March 25, 2021
4:00 p.m.**

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

I. CALL TO ORDER

II. CITIZEN'S INPUT

III. SMALL AREA PLAN IMPLEMENTATION SCHEDULE AND PRIORITIZATION

Narrative

Provided with the agenda is a copy of a memorandum dated February 10, 2021 from the Township Manager describing a proposed model for categorizing the Action Steps described in the Small Area Plan. It is recommended that the Advisory Board review the memorandum, note any changes, and assign an Advisory Board member as "champion" of each category. It will be the member's responsibility to ensure that the Action Steps under their assigned category remain visible with consideration given to the priorities of the Township and the Advisory Board. A potential and logical next step would be for each "champion" to develop an implementation proposal for their assigned categories and have each reviewed and approved by the Advisory Board.

IV. COMMUNITY BANNERS AND OFF-SITE SIGNAGE

Narrative

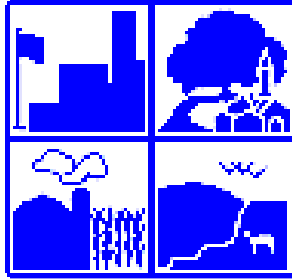
At the February 25th Regular Meeting, the Committee discussed the process to request banner signage across public right-of-way to promote community events. Mr. Tomkiel has requested an update from staff on the status of this request. Jenna Wargo, Director of Planning & Zoning, will introduce the item. No action is requested of the Committee at this time.

V. OPEN DISCUSSION

VI. STAFF REPORTS

1. Manager's Report
2. Planning & Zoning Director Report

VII. ADJOURNMENT



Ferguson Township
3147 Research Drive
State College, PA 16801
Telephone: 814 – 238 – 4651
Fax: 814 – 238 – 3454
www.twp.ferguson.pa.us

Memo

To: Pine Grove Mills Small Area Plan Advisory Board
From: David Pribulka, Township Manager
CC: Jenna Wargo, AICP, Director of Planning & Zoning
Kristina Aneckstein, Community Planner
Date: February 10, 2021
Re: Pine Grove Mills Small Area Plan Implementation

The subcommittee of the Pine Grove Mills Small Area Plan Advisory Board met on Thursday, January 28th with staff. The purpose of the meeting was to review the Action Steps identified in the Pine Grove Mills Small Area Plan and begin to assign them to overarching themes that can be translated into a work plan for the Advisory Board to implement. The subcommittee suggested dividing the Action Steps into five core themes: Land Use/Regulatory; Community Engagement/Events; History and Heritage; Public Infrastructure/Multimodal Transportation; and Economic Development. Under this model, and Advisory Board member would be assigned as “champion” of a category and would be responsible for ensuring the Advisory Board continues to advance those Action Steps. The following is a breakdown of each category and their associated Action Steps:

Land Use/Regulatory

- Amend sign ordinance to improve signs in Pine Grove Mills.
- Prepare and implement a Pine Grove Mills Pedestrian and Bicycle Mobility Map, including Safe Routes to School.

- Develop a zoning overlay district to address the unique needs of Pine Grove Mills.
- Complete a parking inventory and comprehensive parking study in the Village area, including ability to utilize shared parking.
- Amend the zoning ordinance to allow museum spaces in buildings in the Village area to provide historic information.
- Work with Ferguson Township to create zoning ordinances that permit desired uses for existing structures.
- Consider, and subsequently if advised, develop, and implement Township ordinances for the Village Zoning district that align with preservation goals. Examples: an ordinance in the Village District that would limit or delay demolition of structures, or tax incentives to restore sites rather than redevelop.
- Assess opportunities within the Study Area to reduce light pollution.
- Preserve the dark sky and effects on wildlife by incentivizing the use of solar powered downlighting and warm, as opposed to cool, white, or blue LED.

Community Engagement/Events

- Create a Pine Grove Mills Facebook page and Instagram account.
- More aggressively promote and coordinate community events through a variety of social media, postings around the Township and Region, and other forms of communication.
- Obtain funding and establish a signage and branding program for Pine Grove Mills.
- Identify and create an online presence and partnerships between local groups that have laid a foundation for this goal.
- Include Community in Action and other active historic groups in the creation of a Pine Grove Mills Community Association.
- Identify locations to utilize as community gathering spaces.
- Provide specialized educational materials to residents and owners of historic sites when bought, sold, or proposed development occurs.
- Provide a list of resources for private landowners to establish and maintain wildlife habitat.
- Increase awareness of and respectful use of trail resources around Pine Grove Mills by promoting and increasing participation in activities such as PGM Trail Society maintenance events.
- Partner with Shaver's Creek and others to increase awareness of Tussey Ridge and other valuable bird resources near PGM.
- Partner with various organizations to host and increase resident and Township participation in "green" community events.
- Increase watershed awareness through promotion of and participation in related programs and events such as the FT storm drain stenciling program and Clearwater Conservancy's Annual Slab Cabin Cleanup Day.

- Inform residents of events through existing and new communication tools: a Pine Grove Mills website or a Pine Grove Mills page hosted on the Ferguson Township website, Village newsletter.

History and Heritage

- Prepare a map of distinct neighborhoods in Pine Grove Mills.
- Present history on a Pine Grove Mills website or a Pine Grove Mills page hosted on the Ferguson Township website
- Create educational material that will explain and promote the heritage of Pine Grove Mills.
- Discuss joining historic organizations to promote Pine Grove Mill as an historic place: Centre County Historical Society, National Parks Service.
- Consult with county, state and federal historic preservation groups and Ferguson Township on funding for the creation, maintenance and promotion of the displays or museum spaces.
- Create a “map” tour of places in the Village.
- Create a digital inventory of historic properties and sites.
- Nominate selected sites to the National Register of Historic Places.
- Seek funding to support additional prints of Pine Grove Mills Historic District Book Series, Pine Grove Mills Union Cemetery Book Series and Pine Grove Mills: History of a Hometown 1801-2001.
- Seek funding to establish placement of PGM book series in local libraries.
- Work with Ferguson Township Elementary School to share history of the school with current students, families and staff.
- Work with Pine Grove Mills Farmers Market to identify times for special events with an historical theme.

Public Infrastructure/Multimodal Transportation

- Prepare a Complete Streets Study for State Routes 45 and 26 to facilitate the transition to a complete street.
- Design and install traffic light and intersection improvements at 26/45 “Blinking Light Intersection”.
- Assess fire and EMS coverage and access in Study Area.
- Paint parking spot lines on SR 45.
- Bury electrical lines to improve community’s small-town character.
- Define best access points for shared trail system (hiking, biking, dog-walking, horse riding, (etc.) that maximize neighborhood connectivity.
- Partner with DCNR to create signage/trail maps for defined access points and trails.
- Encourage DCNR to partner with neighbors on the design and location of access points to Rothrock.
- Determine land use availability.

- Assess opportunities within the Study Area to reduce energy use in lighting, such as utilizing motion sensing lights and doing LED replacements.

Economic Development

- Prepare a study to determine what tax incentives would benefit local business recruitment and retention in the Village area.
- Develop a list of all Pine Grove Mills businesses and contact information.
- Create a small business association for businesses in Pine Grove Mills. Include non-profits and for-profit enterprises and encourage local small business development in the Village.
- Consider community based solar energy production in Pine Grove Mills.
- Identify the attractions that would benefit from TODs signage.
- Promote business network events, including “Sale Days”
- Identify funding for TODs signage.

Some Action Steps are not included either due to their already being completed or because they are generally captured in another Action Step. Also, it is not anticipated that the designated “champion” will be solely responsible for the implementation of each category, but it will provide accountability to staff and the Advisory Board as well as establish a clear delineation of responsibility in the coming years. This item will be the focus of the discussion on the February 25th Pine Grove Small Area Plan Advisory Board agenda with the intention of assigning “champions” and refining the document, as well as to discuss next steps.

Please let me know if you have any questions or comments. Thank you for your service to the Township and the Pine Grove Mills Small Area Plan Advisory Board!

Sincerely,
Township of Ferguson



David Pribulka
Township Manager