



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, June 24, 2021
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 27, 2021 Regular Meeting Minutes

IV. SPECIAL REPORTS - NONE

V. UNFINISHED BUSINESS

- 1. REZONING REQUEST – TAX PARCEL 24-007-,024E; ARMEN SAHAKIAN** 20 minutes

Narrative

Armen Sahakian, owner of the property located at tax parcel 24-007-,024E on Meckley Road, has been discussing options for rezoning of the parcel to permit the construction of townhouse style dwelling units on the "island." Chairman Heller requested this agenda item to consider appointing two committee members to meet with Mr. Sahakian at the site to review and consider the request.

Staff Recommendation

That the Board of Supervisors *discuss* the rezoning of tax parcel 24-007-,024E.

- 2. WEST PINE GROVE ROAD BANNER INSTALLATION** 20 minutes

Narrative

Provided with the agenda is a publication from PennDOT District 2 containing information about the installation of banner signs over state roadways. The publication guidance includes warrants for banners and information on municipal resolutions that must accompany the requests. The Committee is asked to discuss the warrant request and consider submitting a recommendation to the Board of Supervisors for a banner installation and adoption of the required resolution.

Staff Recommendation

That the Board of Supervisors *discuss* the placement of a banner on West Pine Grove Road.

- 3. REVIEW OF THE DRAFT PINE GROVE MILLS SMALL AREA PLAN ADVISORY COMMITTEE LOGO** 10 minutes

Narrative

Jenna Wargo, Director of Planning & Zoning, has designed several prototypes of potential logos for the Pine Grove Mills Small Area Plan Advisory Committee and to be used in its branding and marketing strategy. Provided with the agenda are renderings for review by the Committee this evening. At the May meeting, the Committee provided some feedback on the draft logos that Ms. Wargo has incorporated in the attached prototypes. The Committee is asked to review and select a preferred option.

Recommended motion: That the Pine Grove Mills Small Area Plan Advisory Committee select _____ as the logo for the Pine Grove Mills Small Area Plan Advisory Committee and its branding and marketing strategy.

Staff Recommendation

That the Board of Supervisors **select** a preferred logo for the Pine Grove Mills Small Area Plan.

4. PINE GROVE MILLS SMALL AREA PLAN IMPLEMENTATION PLAN UPDATE 30 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 Board of Supervisors **discuss** the PGM SAP Implementation Plan.

VI. NEW BUSINESS

1. FUTURE MEETING FORMAT DISCUSSION 10 minutes

Narrative

Governor Wolf rescinded the emergency declaration that was in effect in Pennsylvania in response to the COVID-19 pandemic. Given that the order has been lifted, and available vaccinations have enabled public meetings to take place in-person once again, the Pine Grove Mills Small Area Plan Advisory Committee should discuss a plan to establish a “hybrid” meeting format beginning in July. Members are asked to discuss their *comfort* returning to in-person meetings, and anyone who prefers to continue to meet virtually should advise the Township Manager so arrangements can be made and compliance with the Pennsylvania Sunshine Act can be maintained. Beginning in July, meetings conducted solely in a virtual environment will not be permitted.

Staff Recommendation

That the Board of Supervisors *discuss* the future meeting format.

VII. OPEN DISCUSSION

VIII. STAFF REPORTS

IX. ADJOURNMENT

FERGUSON TOWNSHIP
PGM Small Area Plan Advisory Board
Regular Meeting Minutes
April 22, 2021
4:00 P.M.

I. ATTENDANCE

The Pine Grove Mills Small Area Plan Advisory Board held its regular meeting on Thursday, May 27, 2021 via Zoom. In attendance were:

Committee:

Matt Heller, Chairman
Paul Tomkiel, Vice Chairman
Liz Grove
Jordan Robb
Shannon Holliday

Staff:

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

Others in attendance: Laura Dininni, Armen Sahakian, Joni Arrington

II. CALL TO ORDER

The meeting was called to order at 4:00 p.m.

III. CITIZEN'S INPUT

Laura Dininni advised the Committee that there may be a potential grant opportunity to help with the development of the Small Area Plan. The program is a "Healing the Planet" grant from the Dept. of Conservation and Natural Resources. Armen Sahakian described his request to rezone a piece of his property located on Meckley Road. Mr. Sahakian proposed extending the Village Zoning District designation both east and west of the currently delineated Village District. Mr. Robb noted that land use regulations will have to change to implement the Small Area Plan and noted that Mr. Sahakian has a unique piece of land to accommodate what the Committee heard from the community in developing the plan.

IV. APPROVAL OF APRIL 22, 2021 REGULAR MEETING MINUTES

Motion to approve the April 22, 2021 Regular Meeting Minutes made by Mr. Robb. Seconded by Mr. Tomkiel. Motion carried unanimously.

V. SPECIAL REPORTS – PINE GROVE MILLS FARMER'S MARKET

Mr. Robb suggested that there be a presence at the Farmer's Market from the Small Area Plan Advisory Committee. Mr. Tomkiel gave a short report on the upcoming Market. The first date is Thursday, June 10th. This year, the Market has received approval to accept SNAP benefits. Mr. Robb inquired about COVID-19 safety protocols that will be in place this year at the Market.

VI. "ROUTE 45 GETAWAYS" – CONTINUED DISCUSSION

Ms. Grove provided an update to the Committee on the planning for the event and the status of the grant application to the Happy Valley Adventure Bureau Tourism Grant program. Ms. Grove noted that the grant announcement would not be made until the end of June, which is a tighter timeline than originally expected. Mr. Pribulka noted he would attempt to get an update after the vote on the grant applications when the HVAB Board meets in June.

VII. PINE GROVE MILLS SMALL AREA PLAN IMPLEMENTATION PLAN UPDATE

Mr. Robb – No update, but added that the conversation with Mr. Sahakian earlier today has highlighted the importance of land use regulations to the implementation of the Small Area Plan.

Ms. Grove – The “Explore Pine Grove Mills” Facebook page is live and Centrice Martin, Assistant Township Manager, has been assisting in publishing and developing content. Ms. Grove requested other Committee members provide her with regular updates on their implementation. Ms. Grove demonstrated the webpage for “Explore Pine Grove Mills.”

Ms. Holliday – Not in attendance. Pastor Paul talked about the “Our Town” features done by WPSU, and suggested that the Committee reach out to see if there would be interest in covering the Village.

Mr. Tomkiel – Reported that the Manual of Uniform Traffic Control Devices has been published and might be useful to the implementation of the Action Steps under Multimodal Transportation. Ms. Dininni inquired about the proposed banner and the distance that has to be between the flashing yellow arrow at the intersection and a banner. Mr. Pribulka will follow-up with the Committee once a response is received from PennDOT.

Mr. Heller – Reviewed the Action Steps associated with Economic Development and how the prioritization of those items have related to the other Action Steps in the category and the Small Area Plan. Mr. Heller reviewed the criteria being used to assign priorities to the Action Steps. The Committee discussed preliminary ideas for the community solar item in the Plan. Mr. Robb noted that the West Penn Power Sustainable Energy Fund may be an option to capitalize on to help fund the projects or provide low-interest loans. Ms. Dininni described some other options for solar installations that the Committee could consider.

VIII. REVIEW OF THE DRAFT PINE GROVE MILLS SMALL AREA PLAN ADVISORY COMMITTEE LOGO

Ms. Wargo discussed the renderings provided with the agenda and how they were developed. The Committee reviewed the different options. Mr. Robb noted that he would like to see renderings that incorporate other things as a Committee about the Village such as community and environment. Ms. Grove suggested incorporating some of the other features from the Village. Ms. Dininni echoed the comments from the Committee members and suggested reaching out to community members for input.

IX. OPEN DISCUSSION

Ms. Grove noted that Saturday, June 12th, Pine Grove Hall is hosting an event that the Committee may want to have a presence at in order to spread awareness of the Small Area Plan. The Committee will coordinate by email on staffing and what resources to present.

Mr. Heller noted that he will be out of town in July and will not be able to preside over the meeting. Mr. Tomkiel will chair the July meeting of the Committee.

Mr. Tomkiel suggested that the Committee discussed the grant opportunity from DCNR that Ms. Dininni introduced earlier in the meeting. He suggested perhaps applying to install a kiosk to house

some of the historical documents in the Village. Mr. Tomkiel, Mr. Heller, and Ms. Dininni will coordinate prior to the grant window opening up to discuss possible projects.

X. REPORTS

Mr. Pribulka reported that the Public Works road crew removed the banners hanging in Pine Grove Mills that read, "Mask Up, State College." The removal was done to acknowledge the change in state and federal guidelines requiring masking for vaccinated individuals. Mr. Pribulka reminded the Committee that the Township still requires masking in most settings under the current ordinance. An amended ordinance will be presented to the Board for consideration on June 7th.

The Board of Supervisors approved a \$300 donation to the Ferguson Township Elementary School "Fun Run" sponsored by the PTO.

XI. ADJOURNMENT

Having no further business to attend to, the May 27, 2021, meeting of the Pine Grove Mills Small Area Plan Advisory Committee was adjourned at 6:03 p.m.

RESPECTFULLY SUBMITTED,

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

Banner Warrants and Request Form

Publication 46 Chapter 2.10 Miscellaneous Signs

Signs and Banners across State Highways

No person, municipality or corporate entity may place a sign or banner across a State highway or within the highway right-of-way, unless the local municipality has:

1. passed a resolution designating their intention to erect such a sign or banner, and
2. received confirmation from the Department that it has on file a copy of the resolution and all required issues have been adequately addressed.

Resolutions may be for a single event, an event that recurs on a regular basis, or multiple events throughout the year. Permanent cables across the right-of-way for erection of banners are permissible provided they are noted in the resolution. Any municipal sponsored sign or banner placed across a State highway without a resolution on file with the Department can be removed; however, the municipality should first be given the opportunity to pass a timely resolution. No sign or banner may be placed across or within the right-of-way of any limited access highway.

The Department will only consider resolutions that address the following:

- Installation location including SR, Segment/offset and vertical clearance above the roadway (minimum 17'-6").
- Size of the sign or banner, a description of the message, and the event(s) and/or organization(s) for which the banner is being erected. Events must relate to a national, state, regional or local function or charitable affair.
- Approximate date(s) of installation and removal. If the sign or banner is to be installed on a recurring basis, the occasions when it will be displayed and the approximate number of days before and after the occasion when the device will be installed and removed, respectively.
- That the municipality assumes full responsibility for erecting, maintaining and removing the device and all liability for damages occurring to any persons or property arising from any act of omission associated with the sign or banner.
- Acknowledgement that no more than 20-percent of the message will relate to naming or advertising a commercial product, enterprise, business or company regardless of whether they are sponsoring the event or banner installation.
- That traffic control will be performed in accordance with the current Publication 213.

**REQUEST FORM FOR TEMPORARY SIGNS, BANNERS, ETC.
ACROSS OR WITHIN THE LEGAL LIMITS OF STATE HIGHWAYS**

LOCATION

S.R. (Street name)

PURPOSE OF SIGN OR BANNER (MUST BE CHARITABLE AFFAIR OR NATIONAL, STATE, REGIONAL OR LOCAL FUNCTION)

Name of event.

MESSAGE ON SIGN OR BANNER (NOT MORE THAN 20 PERCENT OF MESSAGE RELATES TO NAMING AND/OR ADVERTISING A COMMERCIAL PROJECT, ENTERPRISE, BUSINESS OR COMPANY THAT IS SPONSORING THE EVENT AND/OR BANNER INSTALLATION)

Actual message on banner.

DATE OF INSTALLATION

Month/day/year

DATE OF REMOVAL

Month/day/year

(City, Borough, Twp.)

ASSUMES FULL RESPONSIBILITY FOR ERECTING, MAINTAINING AND REMOVING THE DEVICES AND SHALL INDEMNIFY, SAVE HARMLESS AND DEFEND THE COMMONWEALTH OF PENNSYLVANIA, DEPARTMENT OF TRANSPORTATION FROM ANY AND ALL CLAIMS ARISING FROM THE ERECTION OF THESE SIGNS OR BANNERS.

BANNERS OR SIGNS SHALL NOT BE PLACED ACROSS OR WITHIN THE RIGHT-OF-WAY OF ANY EXPRESSWAY OR FREEWAY.

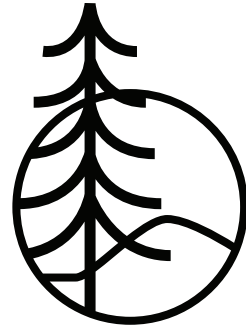
THIS FORM SHALL BE RECEIVED BY THE DISTRICT TRAFFIC ENGINEER AT LEAST TWO WEEKS PRIOR TO THE SIGN OR BANNER ERECTION.

BANNERS MUST HAVE AT LEAST 17'6" OF VERTICAL CLEARANCE FROM THE PAVEMENT TO THE LOWEST PART OF THE BANNER.

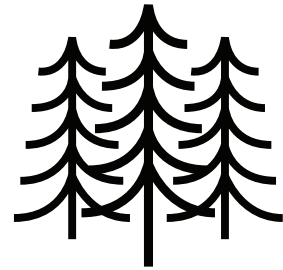
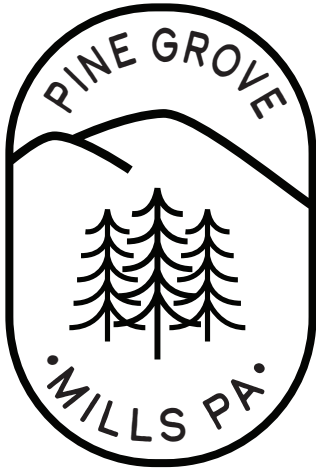
AUTHORIZED MUNICIPAL OFFICIAL

(City, Borough, Twp.)

MUNICIPALITY



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CENTRE COUNTY, PA



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