

FERGUSON TOWNSHIP

PINE GROVE MILLS SMALL AREA PLAN

October 2019



Township of
FERGUSON
Pennsylvania

CRPA
Centre Regional
Planning Agency

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Alignment Meeting Facilitation

Thank you to Jennifer McCauley, a Ferguson Township resident who volunteered her time to facilitate a successful alignment meeting early in the planning process.



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EXISTING CONDITIONS

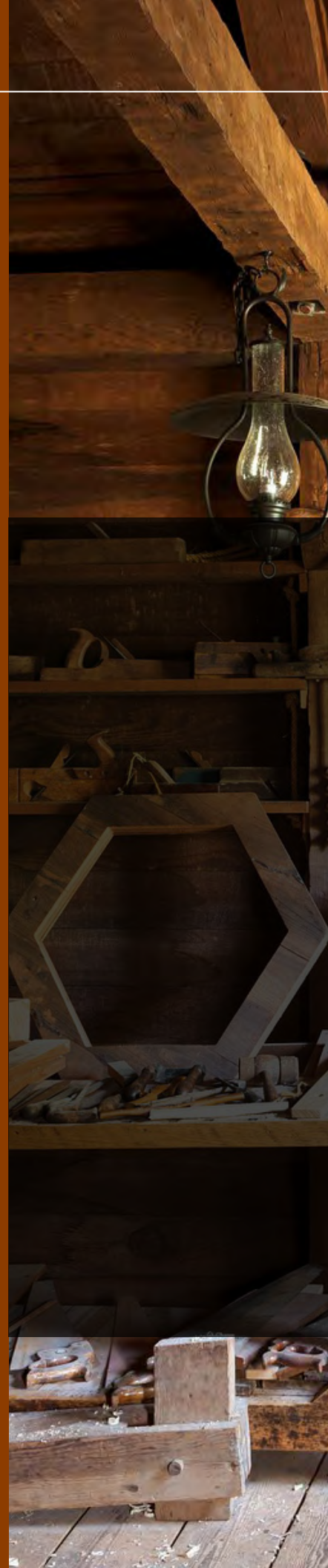
INTRODUCTION

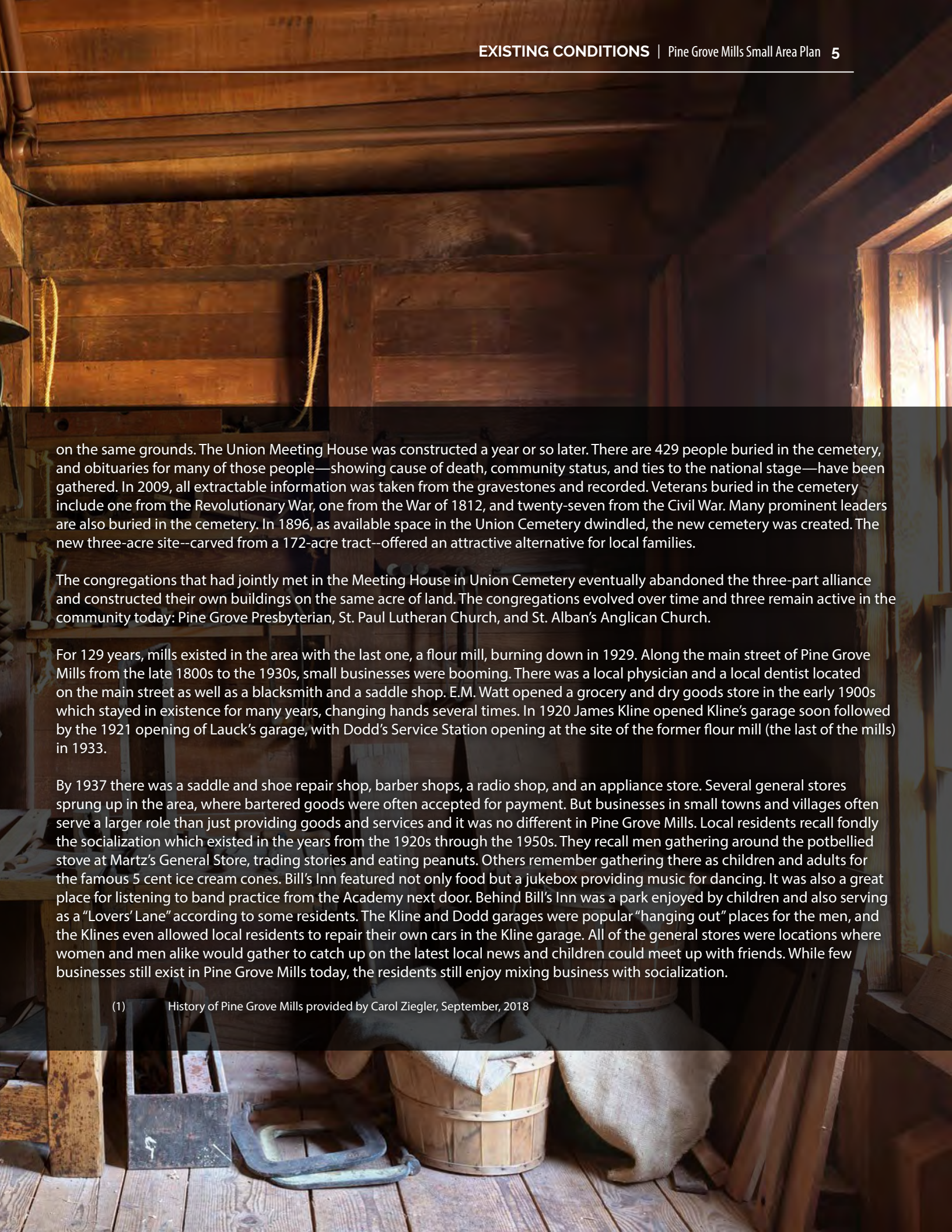
Pine Grove Mills is a historic village⁽¹⁾ nestled at the base of Rothrock State Park in Ferguson Township. Ferguson Township was named for Thomas Ferguson (1748-1806), a resident of the territory as early as 1789. In 1791 he purchased a large piece of land (321 acres) for 300 pounds. Pine Grove Mills is located on this parcel. Following the acquisition of hundreds of additional tracts of land, Ferguson eagerly encouraged the development of the area by selling and/or donating land to incoming settlers, who brought with them their faith and farming skills. As a result, the village experienced rapid growth. The first families, like Ferguson, were “Scotch Irish,” followed by the Germans. The first grist-mill in Pine Grove Mills was built by Ferguson in 1800. Eventually there were three mills in the town—grist (flour), stave, and saw.

The horse and buggy were relied on for routine travel. For those traveling through town, there was a stagecoach stop at the local hotel. In the late 1800s, trains became a popular mode of travel. Although no longer in existence, a train station near the present Ferguson Township School grounds brought freight and folks to and from Bellefonte and other points on the Bellefonte Central line until 1918. Pine Grove Mills was quite a bustling little town as people traveled the main east-west road from Pittsburg [sic] to points west and south to Huntingdon, requiring food and sleeping accommodations. O Bryan’s Tavern (c 1815) and St. Elmo’s Hotel (late 1800s-early 1900s) were two options for meeting the needs of the traveling public. O Bryan’s Tavern still stands, although it is now a residence. St. Elmo’s Hotel—traditionally known for having been visited by Helen Keller—no longer stands, but newspaper accounts document the visits of out-of-town dinner guests. Recreational offerings offered by the hotel, such as boxing, provided diversions for residents and guests.

The prestigious Pine Grove Academy and Seminary was established in the 1850s by local community leaders who firmly believed in providing for the higher educational needs of young folks from the local area and beyond. By 1916, 650 names were recorded on the roll as having attended the academy. James Beaver, governor of Pennsylvania, was one of those distinguished graduates. The school was purchased in 1887 by the School District of Ferguson Township for public school purposes. The building was eventually demolished and a new building, Ferguson Township School, was constructed and opened in 1932 across the street from the Academy lot.

Around 1832, three faith-based groups joined forces to purchase an acre of land from John and Jane Barron (Thomas Ferguson’s daughter) in the center of Pine Grove. A meeting house, to be built on the land, would allow the groups to alternate church services, provide space for community meetings, and offer a Sunday school. A cemetery was to be created



The background image shows the interior of a rustic wooden building. In the foreground, there is a potbellied stove on a wooden floor. To the left, there are various tools and equipment, including what appears to be a blacksmith's anvil and some metal parts. The walls are made of dark wood, and there are some ropes or cables hanging from the ceiling. The lighting is warm and somewhat dim, suggesting an indoor setting with natural light coming from a window on the right.

on the same grounds. The Union Meeting House was constructed a year or so later. There are 429 people buried in the cemetery, and obituaries for many of those people—showing cause of death, community status, and ties to the national stage—have been gathered. In 2009, all extractable information was taken from the gravestones and recorded. Veterans buried in the cemetery include one from the Revolutionary War, one from the War of 1812, and twenty-seven from the Civil War. Many prominent leaders are also buried in the cemetery. In 1896, as available space in the Union Cemetery dwindled, the new cemetery was created. The new three-acre site—carved from a 172-acre tract—offered an attractive alternative for local families.

The congregations that had jointly met in the Meeting House in Union Cemetery eventually abandoned the three-part alliance and constructed their own buildings on the same acre of land. The congregations evolved over time and three remain active in the community today: Pine Grove Presbyterian, St. Paul Lutheran Church, and St. Alban's Anglican Church.

For 129 years, mills existed in the area with the last one, a flour mill, burning down in 1929. Along the main street of Pine Grove Mills from the late 1800s to the 1930s, small businesses were booming. There was a local physician and a local dentist located on the main street as well as a blacksmith and a saddle shop. E.M. Watt opened a grocery and dry goods store in the early 1900s which stayed in existence for many years, changing hands several times. In 1920 James Kline opened Kline's garage soon followed by the 1921 opening of Lauck's garage, with Dodd's Service Station opening at the site of the former flour mill (the last of the mills) in 1933.

By 1937 there was a saddle and shoe repair shop, barber shops, a radio shop, and an appliance store. Several general stores sprung up in the area, where bartered goods were often accepted for payment. But businesses in small towns and villages often serve a larger role than just providing goods and services and it was no different in Pine Grove Mills. Local residents recall fondly the socialization which existed in the years from the 1920s through the 1950s. They recall men gathering around the potbellied stove at Martz's General Store, trading stories and eating peanuts. Others remember gathering there as children and adults for the famous 5 cent ice cream cones. Bill's Inn featured not only food but a jukebox providing music for dancing. It was also a great place for listening to band practice from the Academy next door. Behind Bill's Inn was a park enjoyed by children and also serving as a "Lovers' Lane" according to some residents. The Kline and Dodd garages were popular "hanging out" places for the men, and the Klins even allowed local residents to repair their own cars in the Kline garage. All of the general stores were locations where women and men alike would gather to catch up on the latest local news and children could meet up with friends. While few businesses still exist in Pine Grove Mills today, the residents still enjoy mixing business with socialization.

(1) History of Pine Grove Mills provided by Carol Ziegler, September, 2018



Photo: Laura Dinnini

Current Setting

Pine Grove Mills is one of the few settlements in the Centre Region that are physically separated from the more urban and suburban places in the Region. Other examples, although much different than Pine Grove Mills include Stormstown, in Halfmoon Township, and Shingletown, in Harris Township, which are unique in their own right.

Pine Grove Mills is physically separated from the more urbanized areas in the Centre Region by an expanse of agricultural lands to the west, north, and east. The agricultural land uses provide a distinct separation from the commercial areas on State Route 26 and single family neighborhoods adjacent to the State Route 26 corridor, and north of Whitehall Road. The agriculture lands to the west, north, and east contribute enormously to the feeling that one is leaving the urbanized area and entering a rural landscape. This is most noticeable beginning at the intersection of State Route 26 and Whitehall Road as one travels south on State Route 26 or west on Whitehall Road.

Tussey Mountain provides a dramatic backdrop south of Pine Grove Mills. The Tussey Mountain Range runs as far as the eye can see to the east and west of Pine Grove Mills. This provides a physical barrier to development. The community is anchored firmly to the southern slopes of the Mountain, and neighborhoods continue south of Pine Grove Road (State Route 45) where they eventually border active farms. The community sits at the intersection of a visual landscape that is a great example of the ridge and valley region of Pennsylvania.

The Small Area Plan is being prepared to help residents in Pine Grove Mills develop a community-based plan specifically geared to the needs of the community. The Small Area Plan will include more detail than found in community-wide and regional plans. Every community is stitched together by unique areas, each with its own set of attributes, issues, opportunities, and challenges that contribute to the community.

The Small Area Plan provides a way for residents and businesses to actively engage in the process to help figure out what is important to their area, how it fits into the larger community, and how to address issues or concerns of particular importance to their place. To be successful, the Small Area Plan process should also recognize the context of the broader goals of community-wide and regional planning efforts and should contain a series of realistic actions to implement the plan.

The location of the Pine Grove Mills Small Area Plan Study Area is illustrated on Figure 1-1.

EXISTING CONDITIONS

The purpose of this chapter of the Small Area Plan is to summarize the existing characteristics and conditions of the Pine Grove Mills study area. Pine Grove Mills is a unique place within the boundaries of Ferguson Township. Pine Grove Mills is also a U.S. Census Designated Place and there are specific types of U.S. Census demographic data available for boundaries that are similar to the study area boundaries. Other information in this chapter was obtained through data collection and analysis by the CRPA. This information along with public input forms the foundation for the development of goals and actions within the plan.

Demographics

The CRPA utilized 2010 US Census data to provide a generalized profile of population and housing in Pine Grove Mills as it compares to Ferguson Township overall to assess existing conditions. Pine Grove Mills is identified by the US Census Bureau as a Census Designated Place (CDP) so there are data available for a geographic area that somewhat larger than the study area for the Pine Grove Mills Small Area Plan. There are areas where the CDP exceeds the boundaries of the Study Area, those areas however, are largely forested or farms and would not influence the population characteristics or number of housing units in Pine Grove Mills. The boundaries of the Pine Grove Mills Census Designated Place are illustrated on Figure 1-2. 2010 decennial census data was utilized in lieu of more recent American Community Survey (ACS) population data because the ACS data has a large margin of error and is not comparable to the 2010 census data. The data for Ferguson Township includes Pine Grove Mills.

**TABLE 1-1
PINE GROVE MILLS POPULATION BY SEX AND AGE – 2010**

TOTAL POPULATION	PINE GROVE MILLS		FERGUSON TOWNSHIP	
	NUMBER	PERCENT	NUMBER	PERCENT
Under 5 years	97	6.5	948	5.4
5 to 9 years	114	7.6	995	5.6
10 to 14 years	114	7.6	958	5.4
15 to 19 years	95	6.3	954	5.4
20 to 24 years	94	6.3	2,812	15.9
25 to 29 years	71	4.7	1,552	8.8
30 to 34 years	87	5.8	1,147	6.5
35 to 39 years	102	6.8	1,059	6.0
40 to 44 years	125	8.3	1,084	6.1
45 to 49 years	122	8.1	1,172	6.6
50 to 54 years	98	6.5	1,027	5.8
55 to 59 years	99	6.6	1,061	6.0
60 to 64 years	80	5.3	806	4.6
65 to 69 years	62	4.1	597	3.4
70 to 74 years	49	3.3	550	3.1
75 to 79 years	36	2.4	426	2.4
80 to 84 years	37	2.5	285	1.6
85 years and over	20	1.3	257	1.5
Median Age	38.9	32.7	-	-
TOTAL	1,502	100.0	17,690	100.0

Source: United States Census Factfinder - Profile of General Population and Housing Characteristics for Pine Grove Mills Designated Place 2010

According to the 2010 Census, Pine Grove Mills and Ferguson Township have similar population by age. A notable difference is that Pine Grove Mills has more population, as a percentage at each end of the age spectrum. Approximately 7.9 percent of Ferguson Township population was 62 years and over, and 6.6 percent of the population was 65 years and over. In Pine Grove Mills, 16.6 percent of the population was 62 years and over (+8.7 percent), and 13.6 percent was 65 years and over (+7.0 percent). On the other end of the spectrum, Ferguson Township had 22.8 percent of the population that was 19 years and under, and in Pine Grove Mills, 28.0 percent was 19 years and under (+5.2 percent).

**TABLE 1-2
HOUSEHOLDS BY TYPE - 2010**

TYPE OF HOUSEHOLD	PINE GROVE MILLS		FERGUSON TOWNSHIP	
	NUMBER	PERCENT	NUMBER	PERCENT
Family households (families) [1]	403	67.7	4,192	58.3
With own children under 18 years	193	32.4	1,852	25.7
Husband-wife family	350	58.8	3,578	49.7
With own children under 18 years	164	27.6	1,502	20.9
Male householder, no wife present	17	2.9	170	2.4
With own children under 18 years	6	1.0	72	1.0
Female householder, no husband present	36	6.1	444	6.2
With own children under 18 years	23	3.9	278	3.9
Nonfamily households [1]	192	32.3	3,003	41.7
Householder living alone	152	25.5	1,856	25.8
Male	61	10.3	880	12.2
65 years and over	14	2.4	122	1.7
Female	91	15.3	976	13.6
65 years and over	42	7.1	364	5.1
Households with individuals under 18 years	203	34.1	1,939	26.9
Households with individuals 65 years and over	146	24.5	1,444	20.1
Average household size	2.52	-	2.45	-
Average family size [1]	3.10	-	2.94	-
TOTAL HOUSEHOLDS	595	100.0	7,195	100.0

Source: United States Census Factfinder - Profile of General Population and Housing Characteristics for Pine Grove Mills Designated Place 2010

Note: [1] "Family households" consist of a householder and one or more other people related to the householder by birth, marriage, or adoption. They do not include same-sex married couples even if the marriage was performed in a state issuing marriage certificates for same-sex couples. Same-sex couple households are included in the family households category if there is at least one additional person related to the householder by birth or adoption. Same-sex couple households with no relatives of the householder present are tabulated in nonfamily households. "Nonfamily households" consist of people living alone and households which do not have any members related to the householder.

This is no surprise that as a percentage, Pine Grove Mills has a larger number of family households and households with children under 18. There is also a substantial difference between non-family households in Pine Grove Mills at 32.3 percent and all of Ferguson Township at 41.7 percent. This is attributed largely to students counted as nonfamily households. Households with individuals under 18 were 7.2 percent higher in Pine Grove Mills (34.1 percent) than in Ferguson Township (26.9 percent). Households with individuals 65 years and over were 24.5 percent in Pine Grove Mills and 20.1 percent in Ferguson Township.

**TABLE 1-3
HOUSING TENURE – 2010**

TENURE	PINE GROVE MILLS		FERGUSON TOWNSHIP	
	NUMBER	PERCENT	NUMBER	PERCENT
Owner-occupied housing units	483	81.2	4,244	59.0
Population in owner-occupied housing units	1,285	-	11,013	-
Average household size of owner-occupied units	2.66	-	2.59	-
Renter-occupied housing units	112	18.8	2,951	41.0
Population in renter-occupied housing units	217	-	6,620	-
Average household size of renter-occupied units	1.94	-	2.24	-
OCCUPIED HOUSING UNITS	595	100.0	7,195	100.0

Source: United States Census Factfinder - Profile of General Population and Housing Characteristics for Pine Grove Mills Designated Place 2010

Table 1-3 indicates that as a percentage, Pine Grove Mills had substantially more owner occupied housing units than Ferguson Township. This is not surprising given that Pine Grove Mills is distant from many services and other locations in the Township are much closer to those services. Renter-occupied housing units as a percentage are also substantially higher in Ferguson Township and may be attributed to housing students attending Penn State.



Land Use & Zoning Inside the Study Area

An understanding of the existing land use pattern inside the Study Area is helpful to inform how future land uses, parks, trails and other community features can fit into the existing fabric of the community and how they can relate and complement existing land uses. The existing pattern of land use also illustrates where there may be incompatibility between existing land uses and future proposed land uses in Pine Grove Mills. Existing land use is illustrated on Figure 1-3.

Residential Uses

The Pine Grove Mills Study Area is predominately characterized by residential uses; the vast majority of which are single family homes.



Agricultural Land Use

There are three parcels of agricultural land inside the Pine Grove Mills study area. One parcel is located on the northeast corner of State Route 45 and Plainfield Road, and consists of 73 acres of land. About half of this parcel is in study area, because the boundary of the study area was primarily defined by Regional Growth Boundary and Sewer Service Area (RGB and SSA) which bisects the property. This area is currently planned and zoned for agricultural uses.

The second agricultural area consists of two parcels totaling approximately 71.6 acres. Some of this land is located north of Lois Lane and the Hillside Farm Estates neighborhood and a portion is located immediately north of State Route 45 east of Rosemont Drive. The area north of Hillside Farm Estates is currently farmed, but is planned and zoned for single family residential uses. The area immediately north of State Route 45 is vacant and is also planned and zoned for single family homes. There are currently public rights-of-way on Cinda Drive, Cameron Lane, and Sheldon Drive that will connect the parcels to the north to Lois Lane and the developed Hillside Farm Estates neighborhood. One parcel to the south has access thorough Sheldon Drive, one parcel fronts on State Route 45. Although portions of this area are anticipated to develop as single family homes, it is shown as agriculture or vacant since those are the existing land uses.

Cecil Irvin Park on Nixon Road consists of approximately 16.6 acres and is partly undeveloped. This area will continue to be developed as a neighborhood park by Ferguson Township.

Vacant Lands

There are two larger vacant properties in the study area. One parcel consists of about 12 acres that has access to Nixon Road, This parcel is located across Nixon Road from St. Paul Lutheran Cemetery, and is landlocked on all other sides. This parcel is considered

vacant. Slab Cabin Run traverses the north side of this parcel.

There are several contiguous parcels of vacant land located behind single family homes on the west side of Sycamore Drive. In total, there is approximately 7.6 acres of land. There appears to be land area set aside for public rights-of-way with two connections to Sycamore Drive.

There are a number of vacant lots that are part of single family subdivisions and it is presumed they be developed for homes in the future.

Zoning

There are six zoning districts in Pine Grove Mills. The location of zoning districts is shown on Figure 1-4. Each zoning district is briefly described below:

General Commercial – The majority of General Commercial zoning is located on the very eastern end of the Study Area and includes several developed parcels. Businesses include Clearfield Bank, C & J Auto Service, and the Limestone Inn Bed & Breakfast. The Naked Egg is also zoned General Commercial. There is no other land zoned General Commercial in the Study Area.

Forest/Gamelands – The only Forest/Gamelands zoning is on the Rothrock State Forest property. Portions of this zoning district go as far north as Chestnut Street. Land in the Forest/Gamelands district includes forest lands and trails.

Single Family Residential – The Single Family Residential zoning district includes the neighborhood west of Plainfield Road and north of Pine Grove Road. A substantial portion of the Study Area north and south of Pine Grove Road from about St Paul Lutheran Church to Sycamore Drive (south of Pine Grove Road and Banyon Drive, north of Pine Grove Road is zoned Single Family Residential. This zoning district includes single family homes on a variety of lot sizes.

Rural Agriculture – The property on the northeast corner of Plainfield Road and Pine Grove Road is zoned Rural Agriculture along with about half of Cecil Irvin Park on the east side of Nixon Road.

Rural Residential - The Rural Residential zoning district includes most of the land in the Study Area located south of Pine Grove Road that abuts Rothrock State Forest. Rural Residential zoning abuts Pine Grove Road from the western end of the Study Area to just across the street from the Chatelaine Bed & Breakfast. From there the district turns south then generally follows the alignment of Chestnut Street until the district reaches Sycamore Drive, where it turns south and again and abuts Pine Grove Road and Meckley Drive. Rural Residential includes the Thistlewood neighborhood and the remainder of the Study Area south of Pine Grove Road. Land uses in this zoning district include single family homes on a variety of lot sizes, forested areas, hunting camps, State College Borough Water Authority uses, and Township-owned property.

Village – The Village zoning district abuts Pine Grove Road from Kirk Street on the west to Kocher Street on the east. The district is one lot deep and is generally bounded by property lines of individual lots, Reed and Ward Alleys to the north and Martz Street and Shawver Lane to the south. This zoning district includes single family homes, businesses, and the US Post Office.

Regional Growth Boundary and Sewer Service Area (RGB and SSA)

Most of the Pine Grove Mills Study Area is inside the RGB and SSA. The community has the benefit of having public sewer available to serve new development while being separate from the more urbanized area in the Region. There are some single family lots that are not included in the RGB and SSA. About half of the land area in Cecil Irvin Park is located inside the RGB and SSA.

Parks, Open Space, and Trails

Parks

Lions Park is a park in Pine Grove Mills, owned by the Ferguson Township Lions Club. It is located at 500 West Pine Grove Road and includes a baseball field.

Ferguson Elementary School, located at 215 West Pine Grove Road has several outdoor recreation amenities, including a playground, basketball court/play court, and a soccer field.

Cecil Irvin Park includes 16 acres and is located at 126 Cinda Drive (on the east side of Nixon Road, north of the Westside and Hillside Farm neighborhoods). Phase One of the park is completed and includes a playground, pergola, walking trail, multi-use field, a sledding hill, and more. Future phases may include tennis and basketball courts, sand volleyball, a parking area, picnic pavilion, flush restrooms and an additional multi-use field.

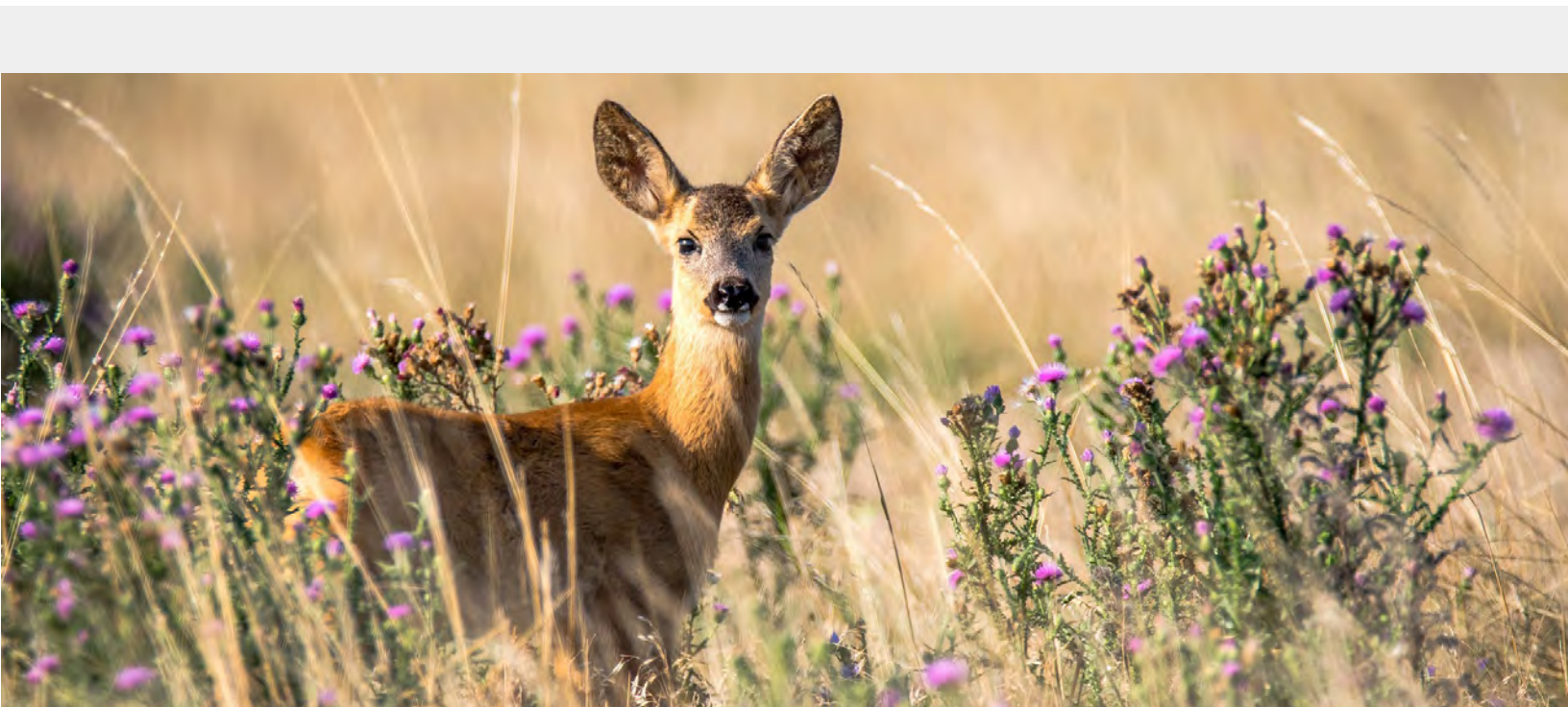
Open Space

Open space near Pine Grove Mills is dominated by the adjacent Rothrock State Forest. Pine Grove Mills enjoys access to a huge variety of activities for all seasons. This includes hiking on over 300 miles of trails, mountain biking, camping, and hunting for deer, bear, turkey, and other small game. Other activities include fishing and access to wild and natural areas such as Shaver's Creek Environmental Center, Stone Valley Recreation Area, Whipple's Dam, Bear Meadows, Alan Seeger, Detweiler Run and the Little Juniata Natural Areas.

Trails

There is an unmarked trailhead at the end of West Chestnut Street. There is also an unmarked shared-use trail trailhead located at the end of Deepwood Drive. See map. This trail meanders into Rothrock State Forest where a hiker, mountain biker, or equestrian can continue to the west or the south to intersect with the Mid-State Trail after crossing Kepler Road and State Route 26. After connecting to the Mid-State Trail, the hiking and mountain biking options are nearly endless in Rothrock.

The HOA of Thistlewood, on the east end of Pine Grove Mills, jointly owns an access point that links Treetops Dr. to Rothrock for use of their residents. See map. Existing and proposed parks, open space, and trails are illustrated on Figure 1-5.



Transportation System

Major Roads

Major roads in the Study Area include State Route 45 (Pine Grove Road) and State Route 26. These roads are in the state highway system and controlled by the Pennsylvania Department of Transportation (PennDOT). Both SR 45 and SR 26 provide regional connections to other areas of central Pennsylvania. Truck traffic and speeding have historically been the major concerns of these two roads as they run through the historic village and neighborhoods adjacent the village. The intersection of SR 45 and SR 26 is also a major concern for residents. Major roads are shown on Figure 1-6.

Plainfield Road and Nixon Road also provide connections to Whitehall Road, although neither are as busy as SR 45 and SR 26.

Local Streets and Alleys

All local streets south of SR 45 are dead end streets or loop roads that connect back to SR 45, or in a couple of instances connect to SR 26. This requires all these neighborhoods to utilize SR 45 for direct access to the neighborhoods. Most local streets on the north side of SR 45 are in a similar situation, but there is more access to Nixon Road.

Alleys in Pine Grove Mills have historically been troublesome because many are not public rights-of-way, but are utilized by individual property owners to access their property. See Public/Private Streets and Alleys in Appendix B.

Bicycle Facilities

The only existing bicycle facility in Pine Grove Mills is a multi-use path which begins at the edge of the Hillside-Westside neighborhood, along Nixon Road. The multi-use path continues along the north side of St. Paul Lutheran Cemetery and connects to Ferguson Township Elementary School.

Proposed facilities are shown on State Routes 45 and 26, along Nixon Road, from State Route 45 to Whitehall Road, and on Banyan Drive from State Route 45 continuing north through farmland to Whitehall Road. See Mobility Map in Appendix B.

CATABus Service

The Centre Region Transportation Authority (CATA) currently provides service to Pine Grove Mills along the “F” Route. This route serves other neighborhoods and destinations including The Meadows, Fairbrook, Ramblewood, Piney Ridge, Welch Pool, the Penn State Campus, and Downtown State College. View the service route and schedule to and from Pine Grove Mills in. See link to CATA map in Appendix B.

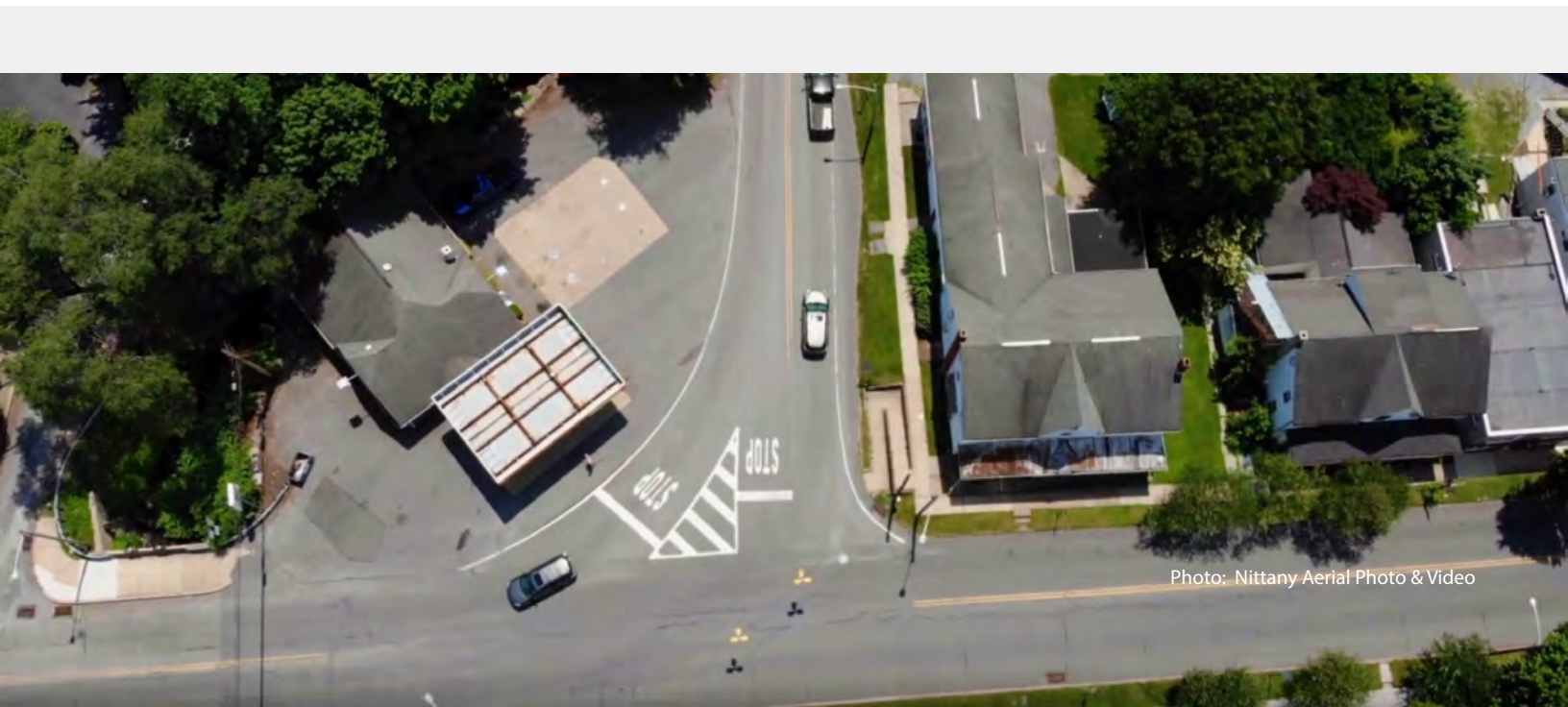


Photo: Nittany Aerial Photo & Video

THE PLANNING PROCESS

WHAT IS A SMALL AREA PLAN?

Small Area Plans are prepared for smaller geographic areas within a community and include more detail than found in community-wide and regional plans. Every community is stitched together by unique areas, each with its own set of attributes, issues, opportunities, and challenges that contribute to the community as a whole. Small Area Plans provide a way for residents and businesses to actively engage in the process to help figure out what is important to their area, how it fits into the larger community, and how to address issues or concerns of particular importance to their place. To be successful, the small area plan process should also recognize the context of the broader goals of community-wide and regional planning efforts and should contain a series of realistic actions to implement the plan.





Photo: Nittany Aerial Photo & Video



Photo: Jim May / CRPA

What is a Small Area Plan?

Small Area Plans are also long-range plans that look years into the future and capture how the community wants to look, feel and function when ownership and conditions change over a long period of time. Accordingly, it is important to set proper expectations and distinguish Small Area Plans from current planning - rezoning requests, review and approval of subdivision plats, and detailed development plans. Current planning implements provisions of long-range plans through the administration of land use controls (i.e., zoning and subdivision codes).

Implementation of the Pine Grove Mills Small Area plan will be the result of clear community action that facilitates private investments and public improvements over time. Private development is subject to the market and other variables that make development consistent with the Small Area Plan. Public improvements are subject to governmental processes and priorities for funding, scheduling, design, and permitting.



Photo: Nittany Aerial Photo & Video

Planning Steps

Initiate the Process

- Establish the Steering Committee
- Establish the Preliminary Area Plan Boundaries

Engage and Understand the Larger Community

- Connect with the Community through Events and Outreach
- Create Plan Vision through Facilitator-led Alignment Meeting
- Develop Area Plan Themes Based on Issues, Desired Improvements and Perceived Barriers

Develop, Adopt and Implement the Plan

- Develop Goals, Actions, and the Implementation Process and Priorities
- Review and Adopt Plan by Planning Commission and Board of Supervisors

THE PINE GROVE MILLS SMALL AREA PLAN

Vision, Engagement & Emerging Themes

Vision

A vision statement is a way of communicating a set of core values for the Small Area Plan and to help ensure that the substance of Pine Grove Mills is captured in a few words. The term values is included in the vision statement for the Pine Grove Mills Small Area Plan. What is meant by values, in the context of the Small Area Plan is something that is based upon principles, ideals, and beliefs that were expressed during the planning process for the small area plan. The vision is something that helps residents picture outcomes that reflect values that exist in Pine Grove Mills today.

The vision statement for the Small Area Plan was discussed at several Steering Committee meetings and a final draft was composed at the Alignment meeting. The vision statement captures in one statement what residents intend or wish the community to become in the future. The vision statement for the Pine Grove Mills Small Area Plan is:



Vision Statement

The Pine Grove Mills Small Area Plan seeks to preserve the living heritage and values of the residents by providing an outline for improvements and development that strengthen connectivity, sense of community, safety, physical environment, commerce, and recreation within this unique and historic village.

Photo: Laura Dinnin

Emerging Themes

Recommendations for the Pine Grove Mills Small Area Plan are organized around a series of planning themes to help more clearly align goals and actions, and to establish priorities for implementation. Planning themes essentially function as broad statements that identify what major issues residents want to address in the Small Area Plan. The themes are the foundation upon which goals and actions to implement the Plan are built. They are generally stated as an outcome to be achieved by the Plan rather than a problem to be addressed.

The themes in the Plan emerged from a series of Small Area Plan Committee meetings, a community survey, an alignment meeting and a town hall meeting. All meetings were open to the public. The alignment meeting was facilitated by a third-party facilitator and the Town Hall meeting was facilitated by CRPA staff.

Community Survey

A community survey was distributed in August 2018. Paper copies were available at various locations around Pine Grove Mills. The survey was also available online. A total of 205 surveys were received, 150 online, 55 paper. The top ten responses when asked “What do you value the most about Pine Grove Mills?” were:

- Small town feeling
- Community/friendly people
- Green/scenery
- Location/close to downtown
- School system
- History
- Quaint/quiet
- Farmers Market
- Safety
- Access to parks/natural area

The top ten responses to “What changes would benefit Pine Grove Mills?” were:

- More community events
- Better local business opportunities
- Walking/hiking/biking trails
- Transportation/traffic concerns
- Better landscaping and building maintenance
- Sidewalk connectivity
- Speeding control
- Protect/enhances history
- Streetlight Project
- Community park/more park land

The full Community Survey responses along with a demographic breakdown of respondents is included in Appendix B.

Alignment Meeting

On Wednesday, September 5, 2018 the Pine Grove Mills Small Area Plan committee met at the Ferguson Township Municipal Building to engage in an alignment meeting. The main points of focus of the alignment meeting were to discuss the results of the Small Area Plan survey distributed throughout the area, begin to formulate a Vision Statement for the Small Area Plan, and to begin noting areas of concentration.

Attending the meeting were Ferguson Township and CRPA representatives, twenty-two members of the public, and meeting facilitator Jennifer McCauley.

At 6:30 pm CRPA representative Jim May began the meeting by introducing members of staff and the meeting facilitator Jennifer McCauley. Ms. McCauley followed by providing a brief introduction to the night’s agenda, highlighting the importance of framework this meeting provides to the community, the benefits of being involved, and how the alignment meeting should progress. Ms. McCauley then requested a brief introduction of each person attending the meeting.

After everyone had taken the time to properly introduce themselves, CRPA representatives gave a presentation on Pine Grove Mills, highlighting the history of the Township, information depicting where Pine Grove Mills is today and the results of the Small Area Plan survey that had been distributed to the community the month prior.

Jennifer McCauley then separated the members of the community into four groups. Ms. McCauley asked everyone to close their eyes and imagine ten years into the future; what would people have to say about Pine Grove Mills? The four groups were asked to use “stick notes” to call out main areas of focus and concern. Some of the key factors mentioned included:

- Continued use of farmers market
- Connectivity (little and big)
- People know each other “connected”
- Street scape/ Physical environment
- Small business opportunities
- Living heritage

The next goal in the meeting was to have participants develop a draft vision statement for the Pine Grove Mills Small Area Plan, to be refined by the Steering Committee at their next meeting. The purpose of the vision statement was to capture the values expressed in the results of the Pine Grove Mills Small Area Plan Survey. The four draft vision statements created by participants included:

1. Pine Grove Mills resides in close proximity to major destinations (PSU, State College Rothrock), while maintaining a small town character, rooted in a rich history all future development should respect that small town.
2. Pine Grove Mills is a historic gateway village connecting the forest of Rothrock, the agricultural fields & farmlands, and State College Borough. We aim to preserve the integrity and scale of the community.
3. Pine Grove Mills is an historic village that through this small area plan strives to balance preservation and vibrant appropriately-scaled development, and whose culture values connection to each other and the land.
4. The Historic Village of Pine Grove Mills SAP seeks to preserve the local heritage and the values of the residents in order to support appropriate development and improvements that strengthen connectivity, sense of community, safety, physical environment, commerce, and recreation.

After the four groups had developed their draft mission statements, the groups came together again to discuss the results, find similarities, and note specific characteristics to be focused on in further development the Small Area Plan.

Townhall Meeting

This town hall meeting was an informal public meeting held on November 14, 2018 to give the members of the community an opportunity to get together to discuss preliminary work conducted on the Small Area Plan for Pine Grove Mills. Approximately 25 individuals attended the Town Hall meeting. This meeting gave everyone a chance to ask questions and talk in a relaxed environment about issues relating to the Small Area Plan for Pine Grove Mills. The results helped assure that staff from the Township, the Regional Planning Agency, and residents involved to date in the process had an accurate understanding of major issues.

The staff from the Centre Regional Planning Agency (CRPA) and Ferguson Township will opened up the meeting with a brief presentation of what a small area plan is, what has occurred to date, and the next steps in the process. After the brief presentation, the format of this meeting allowed people in the group to ask questions or bring issues up, and for the staff or residents helping prepare the plan to respond.

The Town Hall was the first community-wide meeting during the preparation of the Plan. The goal of the Town Hall was to validate themes and issues that staff and the residents involved in the planning process have gathered to at that point in the planning process. The results of the meeting were utilized by staff to start drafting language for the Small Area Plan.

Residents provided a number of comments that were incorporated into the planning process, including:

- Providing regular communication with Township Staff and better integration into the Township budgeting and capital improvements program schedules.
- Development of a community organization that could lead the implementation of the Small Area Plan.
- Local integration and access to Rothrock trails from neighborhoods.
- Improved public access to Rothrock trails from locations that do not impact neighborhoods.
- Encouragement and incentives for local businesses to locate in the Village of Pine Grove Mills.
- A revamp of the the zoning ordinance that would help facilitate development at the Village scale, improve signage, and integrate development within the context of the Village.

THEMES EXPANDED: GOALS, OBJECTIVES & ACTIONS

Strengthen Pine Grove Mills as a Place that Engages Community

Background

Pine Grove Mills is a community which already supports many local events. Among those are church services, dinners, youth group meetings, Bible studies, annual strawberry festivals, holiday celebrations, craft and rummage sales; Lions' Club meetings, dinners, soup sales, craft and rummage sales, turkey shoots; VFW dinners and sandwich sales; Ferguson Township Senior Citizens' meetings; the Pine Grove Mills Farmers Market and Pine Grove Mills Historical presentations. Ferguson Township is also developing the Cecil Irvin Park in Pine Grove Mills which could become a site for a variety of family-oriented activities on its completion.

Issues

- Need for better advertising of activities. If residents want to attract more participants, they need to advertise events in ways other than posting signs on the Pine Grove Mills Post Office bulletin board, leaving flyers in the local bank, or publishing in the Pine Grove Mills Community in Action Newsletter. The Pine Grove Mills Farmers Market already does a great job of advertising and reaching out to the community and perhaps their example could be followed.
- Signage restrictions limit the ability to advertise activities.
- While churches are terrific sites for holding community events, as they provide not only indoor space but parking as well, we need to educate potential event attendees that holding an activity at a church site does not mean it is necessarily a "church activity" or that you have to be a member of that church to attend the activity.
- A community use building and a restroom with flush toilets would enhance the Cecil Irvin Park space for family and community use. The park itself would also need to be promoted more with signage and include adequate parking.



Photos: Jim May / CRPA



Goal

- 1.0 Provide and promote opportunities for engagement between residents and the larger community.

Objectives

- 1.1 Enhance the feeling of community in Pine Grove Mills for residents and visitors alike.
- 1.2 Draw more visitors to the area so that Pine Grove Mills is not just a place which people drive through to get elsewhere.
- 1.3 Increase community events for residents and to draw visitors.

Actions

- 1.1.1 Establish a Pine Grove Mills Community Association to lead implementation of the Small Area Plan.
- 1.1.2 Increase and improve advertising for Pine Grove Mills events by establishing a more visible social media presence. This includes establishing a Pine Grove Mills Instagram account and Facebook page, and includes increased integration with the Township Communications Coordinator.
- 1.1.3 More aggressively promote and coordinate community events through a variety of social media, postings around the Township and Region, and other forms of communication.
- 1.1.4 Amend the Sign Ordinance to improve the quality and quantity of signs in the Village of Pine Grove Mills. This includes identification signs for the Village, business signs, event signs, and directional signs (to parking, special events, etc.) that do not negatively impact the charm of the Village.





Improve Safety and Provide for Multiple Modes of Transportation

Background

State Route 26 and State Route 45 are the primary vehicular routes to, and through, Pine Grove Mills. Activity on these roads are dominated by motor vehicles, with inconsistent, poor quality, unsafe, or nonexistent choices for other modes of transportation. Changes that allow more transportation choices are important to help the Village area thrive, and to improve safety for people of all ages who live in and visit Pine Grove Mills. Residents who are mobility-impaired, walk, bike, take public transportation to and from the neighborhoods, Ferguson Elementary School, businesses, and parks in Pine Grove Mills have limited options other than driving a car. Emergency services may be affected by roadway constraints. The Pennsylvania Department of Transportation (PennDOT) controls the rights-of-way for State Routes 26 and 45. Participation by PennDOT will be necessary to remove barriers to other forms of transport and to transition State rights-of-way so they can be safely shared to multiple modes of travel.

Issues

- Lack of definition between vehicular and pedestrian areas and no sidewalks in the vicinity of SR 45 and Meckley Drive is not pedestrian friendly.
- There are no marked pedestrian crossings at the intersection of SR 26 and SR 45 or SR 45 and Nixon Road.
- There are no sidewalks on the south side of SR 45 west of Deepwood Drive, or the north side west of the St. Paul Lutheran Church driveway.
- There are no sidewalks on the south side of SR 45 east of the Naked Egg, or on the north side east of Rosemont Drive.
- Speeding and truck traffic on State Routes 45 and 26 is a threat to safe pedestrian and bicyclist mobility.
- Gaps in the sidewalk system throughout Pine Grove Mills result in disconnected neighborhoods and no sidewalk connections are provided from neighborhoods to the Village area.



Photos: Jim May & Steve Arnold / CRPA

Goal

- 2.0 Transition State Route 45 through Pine Grove Mills to a “complete street” with a fully functioning traffic signal with cross walks at the intersection of 26/45.

State Route 45 is plagued by negative impacts from vehicular traffic at the expense of other modes of transportation. The negative impacts of vehicular traffic on the quality of life in Pine Grove Mills could be reduced, and opportunities for multiple modes of transport, including walking, biking, and public transit should be substantially increased over time. SR 45, through Pine Grove Mills, should be transitioned to a complete street that recognizes the context of Pine Grove Mills and respects local goals that make the road safe for multiple modes of travel, reduce vehicular speed, and to provide a context-sensitive design that supports small businesses in the Village area. The community should work towards incorporating elements that emphasize this portion of SR 45 as “main street” thorough a small rural village and a road that supports safe non-vehicular movement to, from, and between neighborhoods, Ferguson Elementary School, parks, public places, and businesses.

Objectives

- 2.1 Transition SR 45 from one end of Pine Grove Mills to the other to a complete street to enable safe access for all users including, pedestrians, bicyclists, bus riders, and motorists.
- 2.2 Provide sidewalks on both sides of SR 45 thorough the entire Pine Grove Mills Study Area
- 2.3 Create a distinctive entrance to Pine Grove Mills from each direction into the Study Area to signify that it is a rural village.
- 2.4 Reduce speed on SR 45 from one end of the Study Area to the other.

Actions

- 2.1.1 Prepare a complete streets study for State Routes 45 and 26 to facilitate the transition to a complete street.
- 2.1.2 Design and install traffic light and intersection improvements at the SR 45/26 “blinking light” intersection.
- 2.1.3 Assess fire and EMS coverage and access in Study Area.

A complete streets study should be led by a transportation planning consultant at the direction of the Township. Any study should be integrated with other sections of the Small Area Plan to assure there is connectivity for multiple modes of transportation to other parts of the Study Area and consistency with other goals and objectives. The study should address SR 45 and SR 26 from one end of the Study Area to the other end. There have been some improvements to sidewalk and lighting in parts of the Village which should also be noted. If no changes can be made to SR 45 in the Village area, the Township may want to consider phasing the study to address SR 45 east and west of the Village area.



Components that could potentially be included:

- Traffic calming including, but not limited to changes in paving, texture crosswalks, zebra striping, sharrows, and narrowing lanes.
- Improved CATA bus stops and shelters for safety and visibility.
- Direct coordination with PennDOT District 2 prior to and during the study to address their concerns and issues.
- Crosswalks in some locations when intersecting north-south streets that connect to neighborhoods.
- Address safety concerns at the intersection of State Routes 26 and 45.
- Distinctive entrances to Pine Grove Mills at both ends of the Study Area, including signs, landscape features, or other features to signify the entrance to Pine Grove Mills.
- Potential for “pop up” implementation in the study area to test real-world concepts and gauge community support of potential strategies. These temporary installations will help assess the success and scale of potential changes prior to proposed permanent installations.

Goal

3.0 Improve pedestrian and bicyclist safety, mobility, and connectivity throughout, and beyond Pine Grove Mills.

Provide a transportation environment that enables safe movement for pedestrians and bicyclists from neighborhoods to Ferguson Township Elementary School, existing and proposed parks, the Village, and other priority destinations. Include access into Rothrock State Park and routes into the State College Area and integration with any CATA bus stops and school bus stops.

Objectives

- 3.1 Provide safe mobility from neighborhoods to destinations throughout Pine Grove Mills.
- 3.2 Maintain the character of the Village area by crafting regulations that respect historic resources, scale, and form of the existing Village.
- 3.3 Support a mix of uses in the Village area including businesses, community facilities, and residential uses within walking distance to many homes.
- 3.4 Support the business community along State Route 26 in the Village area to maintain and enhance the parking.
- 3.5 Require new developments to install or support facilities that improve bicycle and pedestrian facilities.

The items identified in the Pedestrian and Bicyclist Mobility Map will need to be implemented through a variety of methods. Ferguson Township will need to play a role through the Planning Commission (or other committee) along with staff and the Board of Supervisors. Funding and grant funding for implementation could be sought from a variety of sources through the Township, the Centre Region Planning Agency, or Commonwealth entities.



Pine Grove Mills – A Vibrant Community

Background

This theme investigates how Pine Grove Mills can improve, attract, and retain small businesses that are local, unique, and could meet basic needs of both the local population and others that may travel through, or visit Pine Grove Mills. This also includes strategies to encourage revitalization, adaptive reuse, infill development, and new construction that respects the character of the community.

Issues

- There are no specific incentives attracting businesses that would foster the vibrant community.
- Current zoning ordinances do not reflect or support the tenants of a vibrant community.
- There is no single unifying business development organization within Ferguson Township.
- Businesses are stand-alone and do not have a conduit for open communications amongst each other or with the Township.
- Tourism has not been fully explored or developed for Pine Grove Mills.
- Pine Grove Mills has a finite amount of space for commercial businesses and non-profits.
- Lack of parking in Pine Grove Mills limits the ability to draw large numbers of visitors from outside of Pine Grove Mills to Pine Grove Mills events. This is some opportunity for shared parking at Ferguson Township Elementary School and churches in the Village.
- Lack of safe crosswalks limits the ability to safely travel on foot throughout the Pine Grove Mills community.

Goal

- 4.0 Consider tax incentives to draw locally owned businesses to locate in the Village.

Objectives

- 4.1 Incentivize businesses to move to the Village.
- 4.2 Increase the number of businesses within the Village.
- 4.3 Encourage the types of businesses that support the vibrant community vision to move to the Village.

Actions

- 4.1.1 Work with local businesses and Ferguson Township's financial office to understand what tax incentives would be beneficial to businesses.

Goal

- 5.0 Amend the Zoning Ordinance and Sign Ordinance to support and enable community, and small-scale development, and a signage program.

Objectives

- 5.1 Support local businesses and non-profits by permitting appropriate signage.
5.2 Ensure the available land is utilized appropriately to meet the vision of a small and vibrant community.
5.3 Consider zoning tools such as a village overlay district to encourage flexible development standards in the village area.

Actions

- 5.1.1 Develop a zoning overlay district to address the unique needs of Pine Grove Mills.
-

Goal

- 6.0 "Small business sales days in Pine Grove Mills"

Objectives

- 6.1 To promote a sense of community amongst the businesses in Pine Grove Mills.
6.2 Generate patronage of businesses within Pine Grove Mills.

Actions

- 6.1.1 Promote business network events, including "Sale Days".
-

Goal

- 7.0 Promotion and funding of tourist oriented destinations (TODs) signage.

Objectives

- 7.1 Increase awareness of attractions within the community.
7.2 Generate patronage of attractions within Pine Grove Mills.

Actions

- 7.1.1 Identify the attractions that would benefit from TODs signage.
7.1.2 Identify funding for TODs signage.
-

Goal

8.0 Connect with existing local businesses.

Objectives

- 8.1 Establish a sense of business community amongst for-profit and non-profit organizations within Pine Grove Mills.
- 8.2 Generate patronage of businesses within Pine Grove Mills.
- 8.3 Encourage small business development in Pine Grove Mills.

Actions

- 8.1.1 Develop a list of existing businesses, and contact information, in Pine Grove Mills.
- 8.1.2 Establish a business network/small business association for the enterprises within Pine Grove Mills. Include non-profit and for-profit enterprises.



Goal

9.0 Establish a signage and branding program for Pine Grove Mills.

There are a few entrance signs to Pine Grove Mills, but other than identifying the boundaries of the community, they do not tell any passerby anything about the community. The signage and branding program should tell people the focus of Pine Grove Mills. For example, if Pine Grove Mills is a gateway to Rothrock, that should be clearly developed and communicated in a signage and branding program.

Objectives

- 9.1 Demonstrate community support for reinvestment in the Village area.
- 9.2 Create an attractive destination for locals and visitors.
- 9.3 Encourage unique shops, restaurants and other local businesses to locate to the Village area.
- 9.4 Increase the viability of existing and new businesses.
- 9.5 Allow for the growth of community events that are open to the public.
- 9.6 Broadcast the feeling of small town, friendly community beyond the radius of Pine Grove Mills.

Actions

- 10.1.1 Obtain funding or grants to prepare a branding strategy for Pine Grove Mills.



Goal

10.0 Assess the need for additional on and off-street parking in the Village area.

Parking is always a critical issue for any business that relies on drive-by traffic to support themselves. The Village area has very little off-street and on street parking. More parking needs to be provided in the Village area to prompt and sustain growth in the businesses that may want to locate there. Additional parking needs to be planned in a manner that respects the character and heritage of the Village area while not infringing on existing neighborhoods.

Objectives

- 10.1 Plan for viable parking opportunities in the Village area.
- 10.2 Maintain the character, scale, and heritage of the Village area.
- 10.3 Support changes to the zoning ordinance that would facilitate non-traditional parking options in the Village area.
- 10.4 Provide parking in a location that facilitates safe pedestrian movement to the business area.

Actions

- 10.1.1 Paint lines to distinguish parking spaces on SR 45
- 10.1.2 Complete a parking inventory and comprehensive study in the Village area.

A comprehensive assessment of existing parking inventory, need, and potential improvement will quantify the deficiencies and recommend effective means to address the deficiencies. This study should be done so that it complements the branding strategy for the Village area. Changes to regulations in the Township should also be addressed.

Generally, grant funding is not available for this type of project, which will probably need to be funded by the Township. The work should be completed by a transportation engineering and planning consultant. Township staff, the Planning Commission or Board of Supervisors should provide oversight.



Photos: Jim May & Steve Arnold / CRPA

Establish Pine Grove Mills as a Community that Values a Diversity of Neighborhoods

Background

Although Pine Grove Mills is a vehicular and recreational gateway, it is, in and of itself, a diversely vibrant community. Pine Grove Mills is the major population center of Ferguson Township and included within the State College, Pennsylvania Metropolitan Statistical Area. Located strategically near Penn State University, the Borough of State College, Larson Agricultural Research Center at Rock Springs, Rothrock State Park and rural lands extending for miles, Pine Grove Mills is potentially a stopover spot and recreational center for those traveling through it, the closest point to purchase needed provisions for those living or enjoying recreation in the nearby areas, and commuters. It could also be a refreshing venue for those living nearby and its neighborhood residents as they choose to embrace the same amenities as commuters and visitors. This would require convenient inter-neighborhood access with a safe physical environment to be established. Residents expressed the need to address issues related to lack of bicycle facilities, incomplete sidewalks and unsafe conditions on SR 45 and SR 26. These make it difficult and uncomfortable to walk or bike within and among neighborhoods. A bike / hike path / way loop the length of the Village on both north and south sides of SR 45 would greatly relieve these concerns and enhance other developments by creating Pine Grove Mills as a fun, family safe place to visit.

Issues for Embracing Neighborhoods

- Lack of definitions and focused plans.
- Lack of safe connectivity (road crosswalks, bike paths, bike ways, walk ways).
- Lack of signage / indicators (historic and directional).

Goal

- 11.0 The first step to Establish Pine Grove Mills as a Place that Embraces a Diversity of Neighborhoods is to define terms. The Pine Grove Mills Small Area Plan provides an inclusive outline of the neighborhoods. But, the term “neighborhood” has not heretofore been used precisely and needs commonly agreed upon spatial definition.

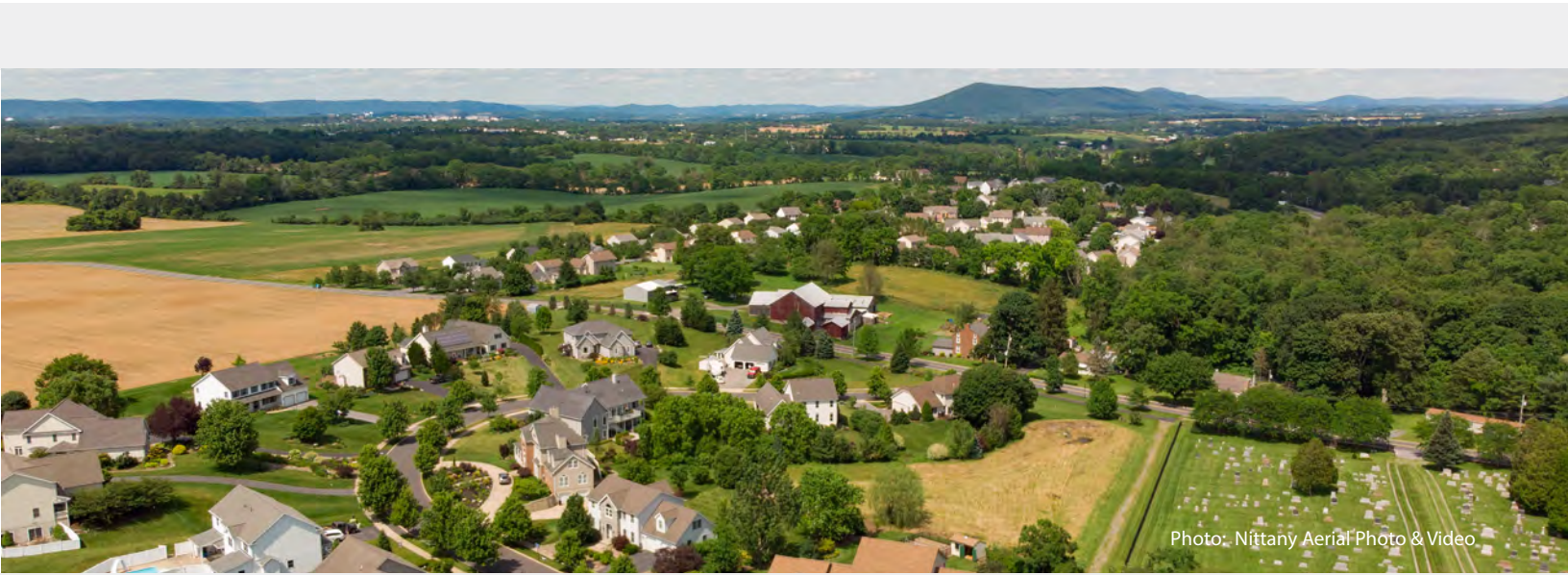


Photo: Nittany Aerial Photo & Video

Objectives

- 11.1 For purposes of the Small Area Plan, a minimal number of neighborhoods facilitate analyses, while allowing sufficient homogeneity to express their individualistic natures in general terms.

A dictionary definition of neighborhood is: "A district or area with distinctive characteristics." A major distinctive serving to identify neighborhoods within the Pine Grove Mills Area is building styles, which resulted from the periods in which the majority of structures clustered together were built. There are similarities in style among houses built from the beginning of the Village to the early 1900's. Mid-1900's houses exhibit a different style. Then, houses from the late 20th century and early 21st century are notable by their style. An architect could explain these transitions, but they are evident to any observer. Building structure identification of neighborhoods serves the purposes of the Small Area Plan and avoids socio-economic and zoning complications. Interestingly, residential areas around the core Village came into being in a roughly concentric pattern over the decades, area by area; thus making contiguous neighborhoods identifiable. Future analyses of connectivity of parts within neighborhoods, between neighborhoods and between each neighborhood and the core Village can be more easily planned with outlines in place.

Actions

- 11.1.1 Develop a map with outlines of designated neighborhoods. See Neighborhood Map in Appendix B.

Goal

- 12.0 Diversity among Pine Grove Mills neighborhoods can become unified by construction of safe connecting bike paths, bike ways, and walk ways.

Objectives

- 12.1 Pine Grove Mills has not benefitted from the network of bike paths and bike ways that have been a long standing objective of the Centre Region Planning Authority and Ferguson Township. Connection to existing municipal facilities and the state bike route on SR 45, along with inter-neighborhood bike path, bike way and walkway facilities would enhance Village life and unify neighborhoods.
- 12.2 Increase connectivity between neighborhoods.

Actions

- 12.1.1 Complete the proposed bicycle facility northward from the state bike route at the intersection of E. Pine Grove Rd, Meckley Rd and Banyan drive. Construct northern and southern bike path, bike way and walkway facilities in two prongs from that same intersection through the Village and Crescent neighborhoods to rejoin the state bike route at the Ferguson Elementary School with a spur into the West End.
- 12.1.2 Bury electrical wires to improve community character and increase ability to connect via alleyways.

Goal

- 13.0 Attract neighborhood residents and visitors to the core Village and inform them of significant local people and events.

Objectives

- 13.1 Historic and directional signage and indicators would attract neighborhood residents and visitors to the core Village and inform them of significant local people and events. The interest generated would help reestablish the traditional quality of Village life. Knowing about Pine Grove's history would generate a bond of identity throughout the neighborhoods. Details on these markers are the purview of other sections of this report. But, planning for the construction of the bike / hike path / way should include indicators, and signage. Identification of the outlines of the neighborhoods could also be included.

Actions

- 13.1.1 Design and install historical and directional signage relating to neighborhoods and Village history.

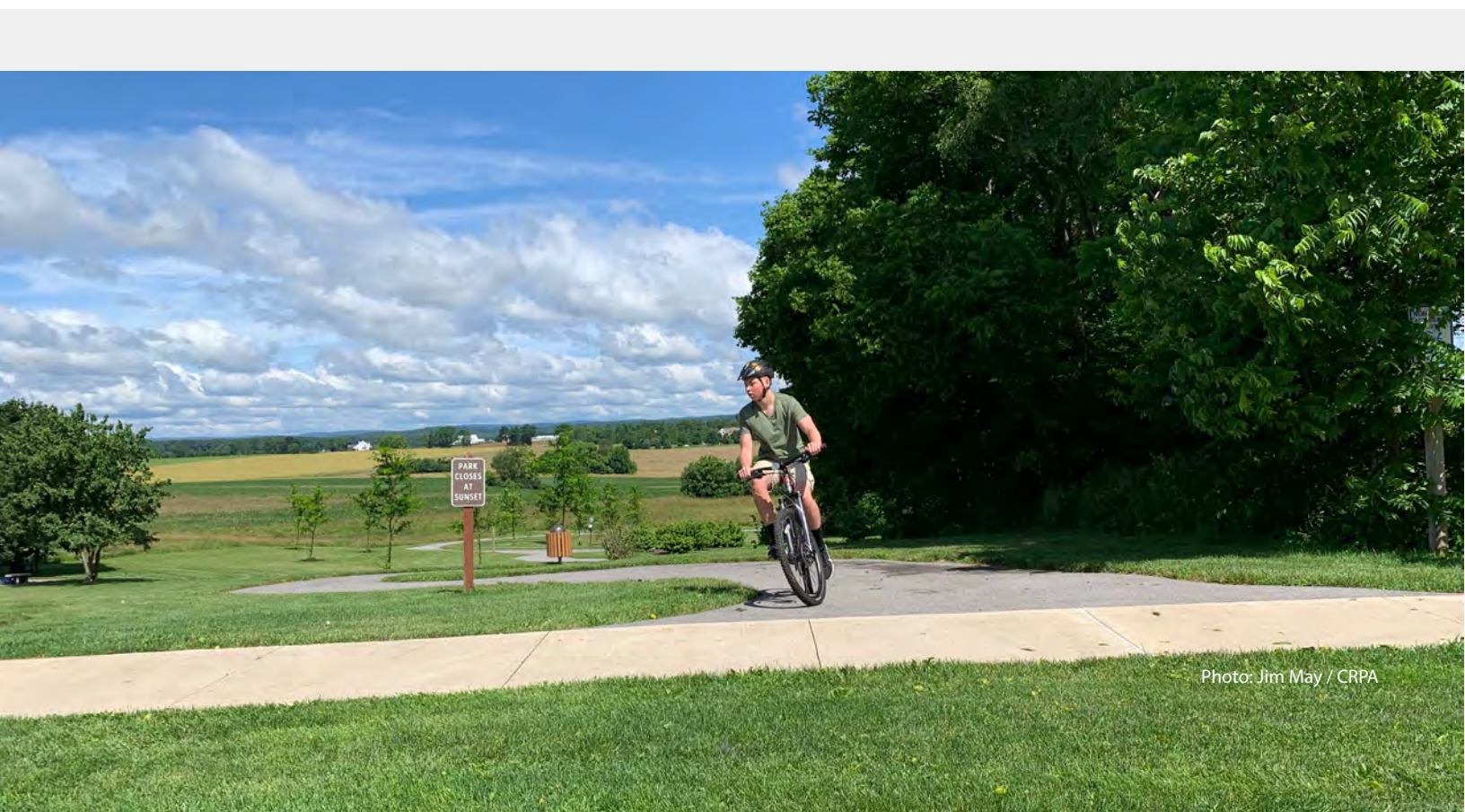




Photo: Steve Arnold / CRPA

Valuing the History and Heritage of Pine Grove Mills

Background

Pine Grove Mills is a historic Village with a recorded history dating back to the late 1700's. In its heyday, the Village was a bustling town, home to various stores, service businesses and a hotel. The community enjoyed regular events such as parades and band performances and was even home to a Pine Grove Mills baseball team. The Village thrived as residents interacted and with one another regular in business and pleasure.

Today, buildings, sites and memorabilia remain and have been catalogued by local residents. Written collections have been completed on the Union cemetery, its surroundings and those laid to rest there in three bound books. As well, notable homes, buildings and historical narratives have been recorded in an additional set of three books. A general history of Pine Grove Mills was written by Felicia Mulley. Other historic materials that exist include photographs, deeds, diplomas and furniture.

This section of the small area plan will address the community's desire to preserve and share these historic resources.



Goal

14.0 Put the rich history of Pine Grove Mills on display.

Objectives

- 14.1 Share the accumulated knowledge of this area with local residents as well as visitors.
- 14.2 Display collected items such as furniture from the Academy, lands deeds and photographs in an area that is free and open to the public.
- 14.3 Collaborate with local groups.
- 14.4 Create an online presence of Pine Grove Mills history.
- 14.5 Share the written documentation of Pine Grove Mills history as collected in the PGM book series.
- 14.6 Explore connections between Pine Grove Mills history and state and national actors or events – i.e. graduates of the Academy, Helen Keller visit, Don Kepler’s survival training for the Peace Corps and baseball connections.

Actions

- 14.1.1 Present history on a Pine Grove Mills website or a Pine Grove Mills page hosted on the Ferguson Township website.
- 14.1.2 Create educational materials that will explain and promote the heritage of Pine Grove Mills.
- 14.1.3 Amend the zoning ordinance to allow museum spaces in buildings in the Village area to provide historic information.
- 14.1.4 Identify and create partnerships between local groups that have laid a foundation for this goal: PGM Community in Action, local churches.
- 14.1.5 Discuss joining historic organizations to promote Pine Grove Mill as an historic place: Centre County Historical Society, National Parks Service.
- 14.1.6 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.
- 14.1.7 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.
- 14.1.8 Seek funding to establish placement of PGM book series in local libraries.
- 14.1.9 Include Community in Action and other active historic groups in the creation of the Pine Grove Mills Community Association.



Goal

15.0 Connect history to community events.

Objectives

- 15.1 Offer interactive, educational events in the Village.
- 15.2 Provide opportunities to share the stories of Pine Grove Mills.
- 15.3 Reimagine and revitalize social activities from Pine Grove Mills history such as the community band, baseball team, shows and parades.
- 15.4 Create an historical walking tour that is safe and informative.
- 15.5 Support events like the Sit and Stroll.
- 15.6 Share historical information with local schools.

Actions

- 15.1.1 Identify specific sites that can be or are used as community gathering locations.
- 15.1.2 Create a 'map tour' of historic places in the Village.
- 15.1.3 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.
- 15.1.4 Work with Ferguson Township Elementary School to share history of the school with current students, families and staff.
- 15.1.5 Work with Pine Grove Mills Farmers Market to identify times for special events with an historical theme.
- 15.1.6 Connect with Grange organizations to participate in special events.



Goal

16.0 Preserve the historic character and architecture of Pine Grove Mills

Objectives

- 16.1 Protect historic buildings from decay or demolition while allowing for changes in use and freedom to make alterations to buildings.
- 16.2 Encourage repurposing of existing structures, i.e. a home used for a commercial use, which also echoes the past uses of many of the homes in the Village.
- 16.3 Work with property owners to educate and support maintenance of historic structures.
- 16.4 Share information on history of Pine Grove Mills places with the public.
- 16.5 Collaborate with Township, County and State resources to investigate historic district designations that will not impede revitalization plans or landowner rights.
- 16.6 Consider governmental strategies to decrease likelihood of demolition or redevelopment of historical structures.

Actions

Create and share educational materials on historic Pine Grove Mills sites. Promote these among the public (including homeowners, government, educations, realtors, and local businesses).

- 16.1.1 Provide specialized educational materials to residents and owners of historic sites (as identified in Historic District Properties Books) when bought, sold, or proposed development occurs.
- 16.1.2 Create digital inventory of historic properties and sites.
- 16.1.3 Nominate selected sites to the National Register of Historic Places.
- 16.1.4 Work with Ferguson Township to create zoning ordinances that permit desired uses for existing structures.
- 16.1.5 Consider, and subsequently if advised, develop, and implement regulatory guidelines for remodeling and redevelopment of historic places. Possibilities include a design review board with advisory or mandatory guidelines.
- 16.1.6 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.



Photos: Steve Arnold / CRPA & Nittany Aerial Photo & Video

Recreation & Rothrock in Pine Grove Mills

Background

The village of Pine Grove Mills is nestled at the foot of Tussey Ridge, downstream from thousands of acres of Rothrock State Forest. To the north of town lies rolling agricultural lands that offer scenic biking routes. Slightly farther afield recreational opportunities abound in places like Fairbrook Park, Rock Springs, Spruce Creek, Scotia State Gamelands, Musser Gap, Shingletown Gap, and State College. To the south and over Tussey Ridge, residents don't have far to travel to reach Stone Valley Recreation Area, Shaver's Creek Environmental Center, Whipple Dam State Park, Greenwood Furnace State Park, and with slightly more effort, the shores of Raystown Lake—the largest body of water within the borders of Pennsylvania.

From deep forest to open fields, large lakes to cold-water creeks, Pine Grove Mills has nearly unlimited access to the natural resources and parks of Central PA. This theme examines how these resources can be more accessible and integrated into the community to promote livability, health, enjoyment, and a deeper connection to the natural world.

Issues

- Limited available parking/access for trailheads into Rothrock State Forest: West Chestnut Road, Kepler Road, Ferguson Lions Club, Deepwood Drive, and Ag Progress Days.
- Lack of signage or trail maps for hikers.
- Poor pedestrian and bicycle connectivity between Rothrock, parklands, neighborhoods, and State College.
- Access to recreational opportunities just out of town like Fairbrook Park, Scotia State Gamelands, Musser Gap, and State College are solely via busy roads with varying degrees of safety for bike or pedestrian traffic.



Goal

- 17.0 Create clear access points for already established trails in Rothrock. These access points should have appropriate parking, signage, and maps, and should be easy to access on foot from Village neighborhoods. Impacts to neighborhoods (increased non-resident car traffic, noise, etc) adjacent to access points should be considered when designating parking and trailheads.

Objectives

- 17.1 Increase PGM resident's use of Rothrock State Forest trails.
 17.2 Develop a reputation as a community that is enriched by the natural resource and recreational opportunities in our backyards.
 17.3 Better connect Rothrock trails in PGM to larger Rothrock trail networks in Musser Gap and Shingletown Gap to expand opportunities for recreation and spread user impact over a greater area.

Actions

- 17.1.1 Define best access points for shared trail system (hiking, biking, dog walking, horse-riding, etc) that maximize neighborhood connectivity
 17.1.2 Partner with DCNR to create signage/trail maps for defined access points.
 17.1.3 Encourage DCNR to partner with neighbors on the design and roll out access point development (e.g. the proposed West Chestnut parking area and trailhead.)

Goal

- 18.0 Create an ADA streamside walking path and viewing point along Slab Cabin Run on East Chestnut Street.

Objectives

- 18.1 Improve access and appreciation of natural resources.

Actions

- 18.1.1 Determine land use availability (Private land? Ferguson? DCNR?).
 18.1.2 Develop engineering design plans and explore permitting process.
 18.1.3 Apply for DCNR grant.
 18.1.4 Install trail; remove invasive plants and dead Eastern Hemlock hazards.

Goal

- 19.0 Create comprehensive and safe pedestrian and bike connectivity between regional points of recreation (Rothrock, village, parks, State College).

Objectives

- 19.1 Extend recreational opportunities between destinations
 19.2 Increase resident participation in activities through safer routes and easier access.

Actions

- 19.1.1 See related action items related to the Pine Grove Mills Pedestrian and Bicyclist Mobility Map (to be prepared with this Small Area Plan).
 19.1.2 Establish safer routes and easier access to Rothrock.

A Community that Values Environmental Stewardship

Background

Pine Grove Mills is surrounded by and integrated into the fields and forests of Central PA. The residents of Pine Grove Mills expressed a strong sense of environmental stewardship and appreciation of the natural environment in which they reside.

Issues

Slab Cabin Run meanders through commercially developed properties and along busy SR 45 through Pine Grove Mills. It is essential to protect this water body as it is a significant contributor to the drinking water of the Centre Region. It is essential all residents are aware of the need to protect Slab Cabin Run.

Some of the lighting in Pine Grove Mills is inefficient and improperly shielded to preserve the dark sky.

Many residents are not aware of ways to connect to and participate in environmental stewardship activities, though they would like to be.

Although residents expressed a desire to utilize green energy and reduce their environmental impact, many were unsure of their individual ability to do so and expressed a desire to make a community-wide effort.

Tussey Ridge is a valuable migratory pathway and bird habitat. Residents expressed a desire to learn more about its value and find ways to help support birds and native plant species.



Photo: Steve Arnold / CRPA

Goal

20. Increase participation in environmental stewardship activities.

Objectives

20.1 Develop a community reputation of environmental stewardship.

Actions

20.1.1 Provide a list of resources for private land owners to establish, certify and maintain wildlife habitat.

20.1.2 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.

Goal

21.0 Increase awareness of natural resources in Pine Grove Mills.

Objectives

21.1 Increase protection of valuable natural resources in and around Pine Grove Mills.

Actions

21.1.1 Partner with Shaver's Creek and others to increase awareness of Tussey Ridge and other valuable bird habitat near Pine Grove Mills.

21.1.2 Partner with various organizations to host and increase resident and Township participation in "green" community events.

21.1.3 Increase watershed awareness through promotion of and participation in related programs and events such as the FT stormdrain stenciling program and ClearWater Conservancy's Annual Slab Cabin Cleanup Day.

Goal

22.0 Pursue community-wide environmental impact reduction.

Objectives

22.1 Preserve the dark sky and effects of lighting on wildlife by reducing light pollution.

22.2 Reduce energy use.

22.3 Use renewable sources of energy.

Actions

22.1.1 Assess opportunities within the Study Area to reduce light pollution.

22.1.2 Promote and incentivize the use of solar powered downlighting and warm/yellow, as opposed to white or blue LED.

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

22.1.4 Consider community based solar energy production in Pine Grove Mills.



Photo: Nittany Aerial Photo & Video

IMPLEMENTATION PROGRAM

INTRODUCTION

The Implementation Program takes the Goals, Objectives, and Actions listed in the narrative and assigns a priority, responsibility, and partners to implement each item. The implementation activities listed in the Implementation Program are indexed to the Goals, Objectives, and Actions in the narrative.


This Implementation Program does not identify every Goal, Objective, and Action in the Small Area Plan narrative. They should be implemented over a long period of time.

Implementation Priorities

In September 2019 a survey to establish implementation actions in priority order was e-mailed to the Pine Grove Mills Small Area Plan distribution list. Just over 40 e-mails were sent out and a total of 14 surveys were returned to the CRPA. The top ten priorities are highlighted in the table below and the overall results are included in a spreadsheet in an Appendix to this document. Many of the top ten implementation priorities are complex, have long lead times to accomplish, require funding, and require coordination with the Township and other partners.

There are, however, several other areas where the community can make an impact right away. These include implementation priorities that can be accomplished by residents of Pine Grove Mills in the short term with little or no assistance from others. These areas generally include:






Getting the community organized – implementation actions relating to the forming a Pine Grove Mills community association should be accomplished first. This includes what type of association to form, a first meeting, coordination with Township staff, coordination with others like Community in Action, and other potential community-wide events.

Implementing short term projects – the community association can start to create momentum by identifying shorter-term projects that will engage individuals in the community. These may include items like having a community picnic or fundraising dinner, establishing a presence on social media, integration with the Township webpage and communications, partnership building events with the business community, or existing community associations like Community in Action, or the Lemont Village Association. The goal is to identify and conduct smaller events and projects that can be easily accomplished without much cost.

Building long-term relationships – an important part of the keeping the Small Area Plan visible is to begin developing relationships with partners that will help implement more complex and costly projects in the future. The community association should identify individuals and organizations such as Rothrock State Forest contacts, local business contacts, Chamber of Business and Industry of Center County, State College Area School District, Central PA Conventions and Visitors Bureau, and others. The community association should begin to discuss how to leverage these groups to assist in implementing the Small Area Plan.



IMPLEMENTATION PROGRAM 2020 - 2025

STRENGTHEN PINE GROVE MILLS AS A PLACE THAT ENGAGES COMMUNITY

Implements	Recommendation	Priority	Responsibility	Other Partners
Action 1.1.1	Establish a Pine Grove Mills Community Association to lead implementation of the Small Area Plan.		Pine Grove Mills Residents	<ul style="list-style-type: none"> Ferguson Township
Action 1.1.2	Create a Pine Grove Mills Facebook page and Instagram account.		Pine Grove Mills Residents	<ul style="list-style-type: none"> Ferguson Township Centre Region Planning Agency (CRPA)
Action 1.1.3	More aggressively promote and coordinate community events through a variety of social media, postings around the Township and Region, and other forms of communication.		Pine Grove Mills Residents	<ul style="list-style-type: none"> Ferguson Township CRPA PGMCIA
Action 1.1.4	Amend sign ordinance to improve signs in Pine Grove Mills.		Ferguson Township	<ul style="list-style-type: none"> Consultant Pine Grove Mills Residents

IMPROVE SAFETY AND PROVIDE FOR MULTIPLE MODES OF TRANSPORTATION

	Recommendation	Priority	Responsibility	Other Partners
Action 2.1.1	Prepare a Complete Streets Study for State Routes 45 and 26 to facilitate the transition to a complete street.		Ferguson Township	<ul style="list-style-type: none"> PennDOT CRPA
Action 2.1.2	Design and install traffic light and intersection improvements at 26/45 "Blinking Light Intersection".		Ferguson Township	<ul style="list-style-type: none"> Pine Grove Mills residents PennDOT
Action 2.1.3	Assess fire and EMS coverage and access in Study Area.		Ferguson Township	<ul style="list-style-type: none"> Alpha Fire Centre Region Emergency Management
Action 3.1.1	Prepare and implement a Pine Grove Mills Pedestrian and Bicycle Mobility Map, including Safe Routes to School.		CRPA Pine Grove Mills Residents	<ul style="list-style-type: none"> Ferguson Township CRPA

PINE GROVE MILLS – A VIBRANT COMMUNITY

Implements	Recommendation	Priority	Responsibility	Other Partners
Action 4.1.1	Prepare a study to determine what tax incentives would benefit local business recruitment and retention in the Village area.		Ferguson Township	<ul style="list-style-type: none"> Local business representatives Chamber of Business and Industry of Centre County (CBICC)
Action 5.1.1	Develop a zoning overlay district to address the unique needs of Pine Grove Mills.		Ferguson Township	<ul style="list-style-type: none"> Consultant Pine Grove Mills Residents
Action 8.1.1	Develop a list of all Pine Grove Mills businesses and contact information.		Pine Grove Mills Residents	
Action 8.1.2	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.		Ferguson Township	<ul style="list-style-type: none"> Local business representatives CBICC



Indicates top 10 actions from the survey.

IMPLEMENTATION PROGRAM 2020 - 2025

PINE GROVE MILLS – A VIBRANT COMMUNITY (continued)

Implements	Recommendation	Priority	Responsibility	Other Partners
Action 9.1.1	Obtain funding and establish a signage and branding program for Pine Grove Mills.		Ferguson Township	<ul style="list-style-type: none"> • Pine Grove Mills Residents • Local business representations • Rothrock State Forest Representatives • Central PA Convention and Visitors Bureau
Action 10.1.1	Paint parking spot lines on SR 45.		Ferguson Township	
Action 10.1.2	Complete a parking inventory and comprehensive parking study in the Village area, including ability to utilize shared parking.		Ferguson Township	<ul style="list-style-type: none"> • Consultant • CRPA

ESTABLISH PINE GROVE MILLS AS A PLACE THAT EMBRACES A DIVERSITY OF NEIGHBORHOODS

Implements	Recommendation	Priority	Responsibility	Other Partners
Action 11.1.1	Prepare a map of distinct neighborhoods in Pine Grove Mills.		Pine Grove Mills Residents	<ul style="list-style-type: none"> • Ferguson Township
Action 12.1.2	Bury electrical lines to improve community's small town character.		Ferguson Township	

PINE GROVE MILLS HISTORY AND HERITAGE

Implements	Recommendation	Priority	Responsibility	Other Partners
Action 14.1.1	Include the history on a Pine Grove Mills webpage and/or the Township webpage.		Pine Grove Mills Residents	<ul style="list-style-type: none"> • Ferguson Township
Action 14.1.2	Create educational material that will explain and promote the heritage of Pine Grove Mills.		Pine Grove Mills Residents	<ul style="list-style-type: none"> • Ferguson Township • SCASD – Ferguson Elementary School
Action 14.1.3	Amend the zoning ordinance to allow museum spaces in buildings in the Village area to provide historic information.		Ferguson Township	<ul style="list-style-type: none"> • Pine Grove Mills residents
Action 14.1.4	Identify and create an online presence and partnerships between local groups that have laid a foundation for this goal.		Pine Grove Mills Residents	<ul style="list-style-type: none"> • PGMCIA • PGM Presbyterian
Action 14.1.5	Join historic organizations such as Centre County Historical Society.		Pine Grove Mills Residents	<ul style="list-style-type: none"> • Ferguson Township • Centre County Historical Society
Action 14.1.6	Identify potential funding sources to support creation, maintenance, and promotion of displays in museum spaces.		Ferguson Township	<ul style="list-style-type: none"> • Pine Grove Mills residents
Action 14.1.9	Amend the zoning ordinance to allow museum spaces in buildings in the Village area to provide historic information.		Pine Grove Mills Residents	<ul style="list-style-type: none"> • Ferguson Township
Action 15.1.1	Identify locations to utilize as community gathering spaces.		Pine Grove Mills Residents	<ul style="list-style-type: none"> • Ferguson Township
Action 15.1.2	Create a “map” tour of places in the Village.		Pine Grove Residents	<ul style="list-style-type: none"> • Ferguson Township • CVB

IMPLEMENTATION PROGRAM 2020 - 2025

PINE GROVE MILLS HISTORY AND HERITAGE (continued)

Implements	Recommendation	Priority	Responsibility	Other Partners
Action 16.1.1	Provide specialized educational materials to residents and owners of historic sites when bought, sold, or proposed development occurs.		Pine Grove Mills Residents	<ul style="list-style-type: none"> Ferguson Township
Action 16.1.2	Create a digital inventory of historic properties and sites.		Pine Grove Mills Residents	<ul style="list-style-type: none"> Ferguson Township Centre County Historical Society
Action 16.1.3	Nominate selected sites to the National Register of Historic Places.		Pine Grove Mills Residents	<ul style="list-style-type: none"> Ferguson Township Centre County Historical Society Property owners
Action 16.1.4	Amend the zoning ordinance to: allow compatible uses for existing structures; consider regulatory standards for remodeling and redevelopment of historic places. Consider forming a design review board.		Pine Grove Mills Residents	<ul style="list-style-type: none"> Ferguson Township Consultant
Action 16.1.6	Develop a demolition permit for prior notification regarding any demolition on existing buildings.		Pine Grove Mills Residents	<ul style="list-style-type: none"> Ferguson Township Consultant

RECREATION AND ROTHROCK IN PINE GROVE MILLS

Implements	Recommendation	Priority	Responsibility	Other Partners
Action 17.1.1	Define best access points for shared trail system (hiking, biking, dog-walking, horse riding, etc. that maximize neighborhood connectivity.		Pine Grove Mills Residents	<ul style="list-style-type: none"> Ferguson Township Department of Conservation and Natural Resources (DCNR) CRPA
Action 17.1.2	Partner with DCNR to create signage/trail maps for defined access points.		DCNR	<ul style="list-style-type: none"> Ferguson Township Department of Conservation and Natural Resources (DCNR) CRPA
Action 17.1.3	Encourage DCNR to partner with neighbors on the design and location of access points to Rothrock (West Chestnut for example).		Ferguson Township	<ul style="list-style-type: none"> Ferguson Township Department of Conservation and Natural Resources (DCNR) CRPA
Action 19.1.2	Increase resident participation in activities through safer routes and easier access to Rothrock.		DCNR	<ul style="list-style-type: none"> Ferguson Township Department of Conservation and Natural Resources (DCNR) CRPA

A COMMUNITY THAT VALUES ENVIRONMENTAL STEWARDSHIP

Implements	Recommendation	Priority	Responsibility	Other Partners
Action 20.1.1	Provide a list of resources for private land owners to establish and maintain wildlife habitat.		Pine Grove Mills Residents	<ul style="list-style-type: none"> Ferguson Township

IMPLEMENTATION PROGRAM 2020 - 2025

A COMMUNITY THAT VALUES ENVIRONMENTAL STEWARDSHIP (continued)

Implements	Recommendation	Priority	Responsibility	Other Partners
Action 20.1.2	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.		Pine Grove Mills Trail Society	<ul style="list-style-type: none"> Pine Grove Mills Residents Ferguson Township
Action 21.1.1	Partner with Shaver's Creek and others to increase awareness of Tussey Ridge and other valuable bird resources near PGM.		Pine Grove Mills Residents	<ul style="list-style-type: none"> Shaver's Creek State College Bird Club
Action 21.1.2	Partner with various organizations to host and increase resident and Township participation in "green" community events.		Pine Grove Mills Residents	<ul style="list-style-type: none"> Ferguson Township
Action 21.1.3	Increase watershed awareness through promotion of and participation in related programs and events such as the FT stormdrain stenciling program and ClearWater Conservancy's Annual Slab Cabin Cleanup Day.		Pine Grove Mills Residents	<ul style="list-style-type: none"> ClearWater Conservancy Ferguson Township
Action 22.1.1	Assess opportunities within the Study Area to reduce light pollution.		Ferguson Township	
Action 22.1.2	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.		Ferguson Township	
Action 22.1.3	Assess opportunities within the Study Area to reduce energy use in lighting, such as utilizing motion sensing lights and doing LED replacements.		Ferguson Township	<ul style="list-style-type: none"> FTE Environmental Club
Action 22.1.4	Consider community based solar energy production in Pine Grove Mills.		Pine Grove Mills Residents	<ul style="list-style-type: none"> Ferguson Township St. Paul Lutheran Church

Implements

The Implements column identifies the action number identified in the Small Area Plan goals, objectives, and actions. This allows the implementation table to be cross-referenced with actions developed participants in the planning process.

Recommendation

The Recommendation column identifies the action to be taken to implement a goal, objective or action.

Priorities

The top ten priorities identified in the survey to establish the most important projects are highlighted in the Implementation Table. Many of these items are longer term. Shorter term to organize a community association, complete smaller projects, and build relationships are outlined at the beginning of this section.

Responsibility

The Responsibility column identifies the municipal departments and/or community agencies that are primarily responsible for implementation the recommendation.

Other Partners

The Other Partners column identify public and private partners who are needed to implement the regulations. For example, PennDOT would be in this column for accomplishing goals related to any work in the State Route 26 or 45 corridors. This column may also identify funding sources or other agencies or groups that are stakeholders for the action.

Aligning Pine Grove Community Group Meetings with the Township Budgeting Cycle and Capital Improvement Program

Township Budget and Capital Improvement Program (CIP)

Each year the Township prepares a 5-year Capital Improvement Program Budget (CIP) and the Annual Operating Budget. Ferguson Township's CIP outlines plans for capital expenses of \$2,500 or more, with a life span of more than one year, including such projects as buildings, roads, and the purchase of major equipment and vehicles. Improvement projects planned for Pine Grove Mills, along with potential expenditure for consultants should be programmed in the CIP. Items identified for Pine Grove Mills will be evaluated along with other projects in the Township. This includes determining how much money the Township needs to fund its services, recommends allocating funds where they can be most useful, and educates the Township staff about spending guidelines. It is important to remember that the CIP is a plan. The Annual Budget legally binds the Township to the budget approved by the Ferguson Township Board of Supervisors.

The Pine Grove Mills community group leading the implementation process should be familiar with the annual CIP and budgeting processes and integrate any implementation projects into the schedule in coordination with the Township governing body, Township Manager, Public Works Director, Planning Director, and other staff as may be applicable. The process includes:

- In general, the Pine Grove Mills community organization should have several projects identified for consideration about 18 months prior to the adoption of the next Township budget into which the proposed project would be funded (for example, June 2019 projects that would be considered in the January 2021 budget).
- In February and March, the Pine Grove Mills community organization should meet with the Township Manager to review implementation goals, and anticipated funding requests from the Township for the next calendar year. This is important to start discussing projects and if new funding is required, if Township staff could complete some of the work, or if some other sources of funding may be available to fund the proposed project.
- In April, May, and June, the community organization should be working with the Township on refining the specific work to be completed and developing specific budgets for the work.

- The community organization should be prepared to receive direction from the Township Manager and Board of Supervisors regarding consideration for funding for projects.
- The Board of Supervisors conducts two special budget meetings, generally in November each year.
- Final adoption, first meeting of the year

Occasionally, the Township or community organization may consider altering the funding cycle if there are unanticipated grant applications that are out of the standard CIP and budget cycle. It should be noted, that Pine Grove Mills projects are part of the overall Township budget and would be considered with other Township priorities.

Annual Plan Maintenance and Longer-Term Plan Follow Up

Implementation programs are not static. They should be updated every two or three years as projects are completed and as opportunities emerge for completion of projects. The following items should be undertaken on a regular basis to keep the Small Area Plan current and relevant to residents of Pine Grove Mills.

Annual Action Plan

Regardless of which actions the group moves forward with, there should be an Annual Action Plan prepared with actions that should be accomplished for that year. The idea here is to maintain a record of actions that everyone buys into on a regular basis.

Annual Status Report

The group should have, at least annual contact with the Board of Supervisors regarding progress on the Plan and activities in the Annual Action Plan that may require Township resources. This should be presented annually to the Board.

Review The Plan In A Few Years

The group should utilize the Annual Action Plan and Annual Status Report to check progress and, where necessary amend the Plan.

APPENDICIES

Appendix A – Community Groups, Programs, and Activities

Boy Scouts
 Cub Scouts
 Centre County United Way
 Community in Action Foundation
 Ferguson Township Elementary School PTO
 Ferguson Township Elementary School Environmental Club
 Ferguson Township Lions Club
 Ferguson Township Seniors
 Ferguson Township Gardening Club
 Gas Station Guys
 Pine Grove Mills VFW
 Pine Grove Presbyterian Church
 St. Albans Anglican Church
 St. Paul Lutheran Church
 Pine Grove Mills Farmers Market
 Pine Grove Mills Trail Society
 Friends of the Purple Heart Highway
 Art Thrives on 45

Community Activities Since c. 2000

Connectivity/Gateway

pre2000 CATA bus service, Rte F established.
 c2000 Nixon Road re-engineered with sidewalks and bike path.
 2003 Continuous sidewalk added to south side of E Pine Grove Road.

Community events

Seasonally Church dinners.
 Seasonally Lions Club meals.
 Seasonally VFW meals.
 Seasonally Turkey (ham) shoots.
 2000 Community in Action (CIA) formed as a 510(c)(3) organization.
 2001 Created and installed PGM signs and landscaped around them at the four entrances to town: East – at CBTBank; South – on Rte 26 up Tussey Mtn.; West – at Lions Club; North – on Nixon Rd. (Bank and Lions Club maintain their signs; Nixon Rd. maintained by CIA; Rte 26 sign demolished by vehicle.)
 2001 Pine Grove Mills Bicentennial Celebration.
 2001 – present Monthly town newsletter published by CIA. Available at U.S. Post Office and CBTBank or e-mail.
 2001+ Community Christmas tree celebration and party. (Discontinued after a number of years.)
 early2000's Annual yard, plant, bake and apple dumpling sales.
 2004 – 2006 Beautification Recognition Awards given by CIA to residents for significant positive property improvements. Presented to awardees at Ferguson Township Board of Supervisors meetings.
 2011 CIA maintained a community "Message Board."
 2018 Sit and Tour Halloween event at Presbyterian Church.

Streetscape

pre2000 "East End Garden built and originally maintained as an Eagle Scout project, then by CIA, and now by resident living nearby.
 pre2000 Covered bench between red brick churches at Union Cemetery built as Eagle Scout project.
 c2000 Flowering pear trees along W Pine Grove Road planted.
 2001 Decorative light fixture between red brick churches at Union Cemetery installed with private funds.
 2001 White picket fence constructed at front of Union Cemetery.

- 2001 Flower pots installed along W Pine Grove Road in front of Union Cemetery and maintained seasonally by CIA.
- 2001 Christmas garlands and lights placed on fence at Union Cemetery and repeated annually by CIA.
- 2001 Flower boxes built on bridge and maintained seasonally by CIA until 2016.
- 2002 10 decorative light fixtures installed along Nixon Road.
- 2003 Memorial bench placed along bike path at Nixon Road.
- 2003 Red bud and other ornamental trees added along main streets in PGM, oak trees planted along Nixon Road.
- 2004 26 decorative light fixtures installed along E Pine Grove Road.
- 2009 – 2010 Patio and landscaping (benches privately funded) created in Union Cemetery along Martz Alley. Maintained by CIA.
- 2011 A monument to welcome visitors and one listing the 29 veterans interred onsite who served in the Revolutionary War, War of 1812 and Civil War added to landscaping along Martz Alley in Union Cemetery.
- 2017 Flower boxes on bridge replaced by private citizen who maintains them seasonally.

Traffic

- c2002 East Pine Grove Road narrowed and recurbed.

Small business

- 2017 Naked Egg opened.
- 2018 Farmers' Market.

Neighborhoods

- 1982 Pine Grove Mills Historic District identified in HISTORIC RESOURCES OF THE CENTRE REGION.
- early2000's – CIA worked once with Boy Scouts to clean Slab Cabin Creek in center of village.
- early2000's – CIA cooperated with others to create and distribute a booklet entitled, "Welcome to the Village," for new residents with a welcome letter, including information on churches, businesses, organizations, etc.

History

- 2001 Publication of Pine Grove Mills, History of a Hometown, 1801 – 2001.
- 2009 Publication of IN ONE PLACE, Pine Grove Mills Union Cemetery series, Volume 1.
- 2010 Publication of PAPER TRAILS, DETOURS, SIDE ROADS, Pine Grove Mills Union Cemetery series, Volume 2.
- 2014 Publication of OVER THE FENCE, Pine Grove Mills Union Cemetery series, Volume 3.
- 2016 Publication of Now and Then, Pine Grove Mills Historic District, Chapter 1.
- 2017 Publication of Come Sit On Our Porch, Pine Grove Mills Historic District, Chapter 2.
- 2018 Publication of Welcome PGM, Pine Grove Mills Historic District, Chapter 3.

Recreation

- 2005 Recipe book published.

Source: Mel Westerman, November 19, 2018

Appendix B - Reference Maps and Other Resources






- Neighborhood Boundaries
- Public/Private Streets and Alleys
- Mobility Map
- CATA Map
- Regional Bike Map
- Pine Grove Road Street Parking Restrictions
- Sidewalk Inventory
- Snowplow Routes 2018
- Streetlight Inventory
- Township Official Map
- Thistlewood HOA Access to Rothrock
- Public Access from Deepwood to Rothrock
- Pine Grove Mills Community Survey Results
- Zip Code Map

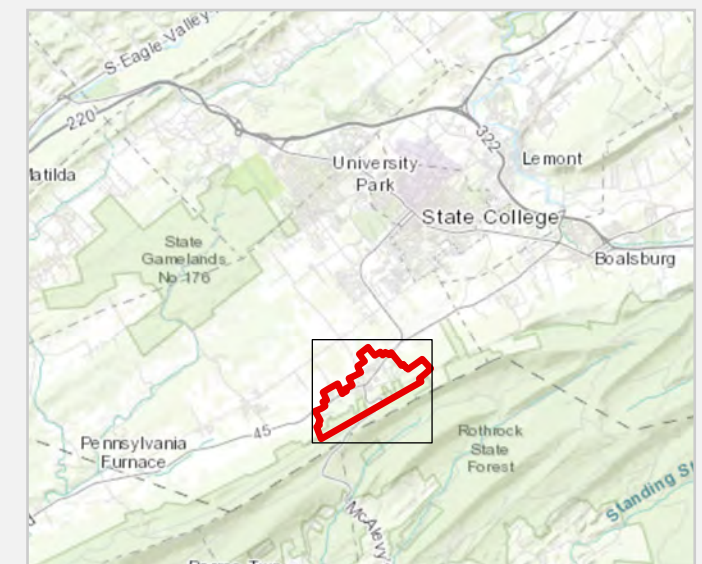
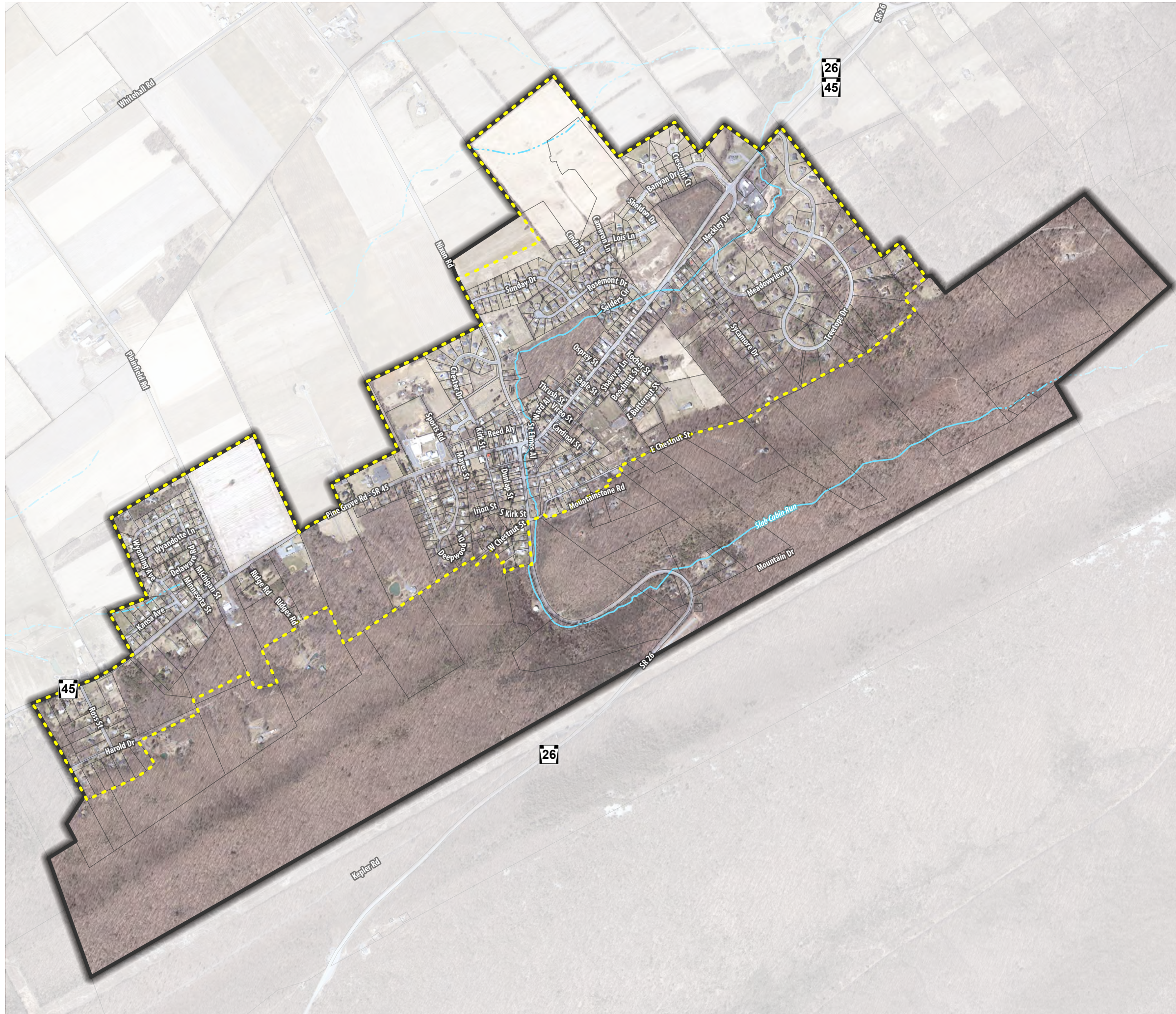


Ferguson Township PINE GROVE MILLS SMALL AREA PLAN

Study Area

Figure 1-1



-  Study Area Boundary
-  Regional Growth Boundary
-  Parcels
-  Perennial Stream
-  Intermittent Stream

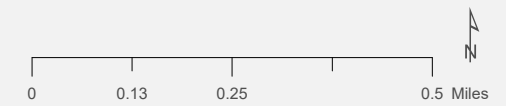
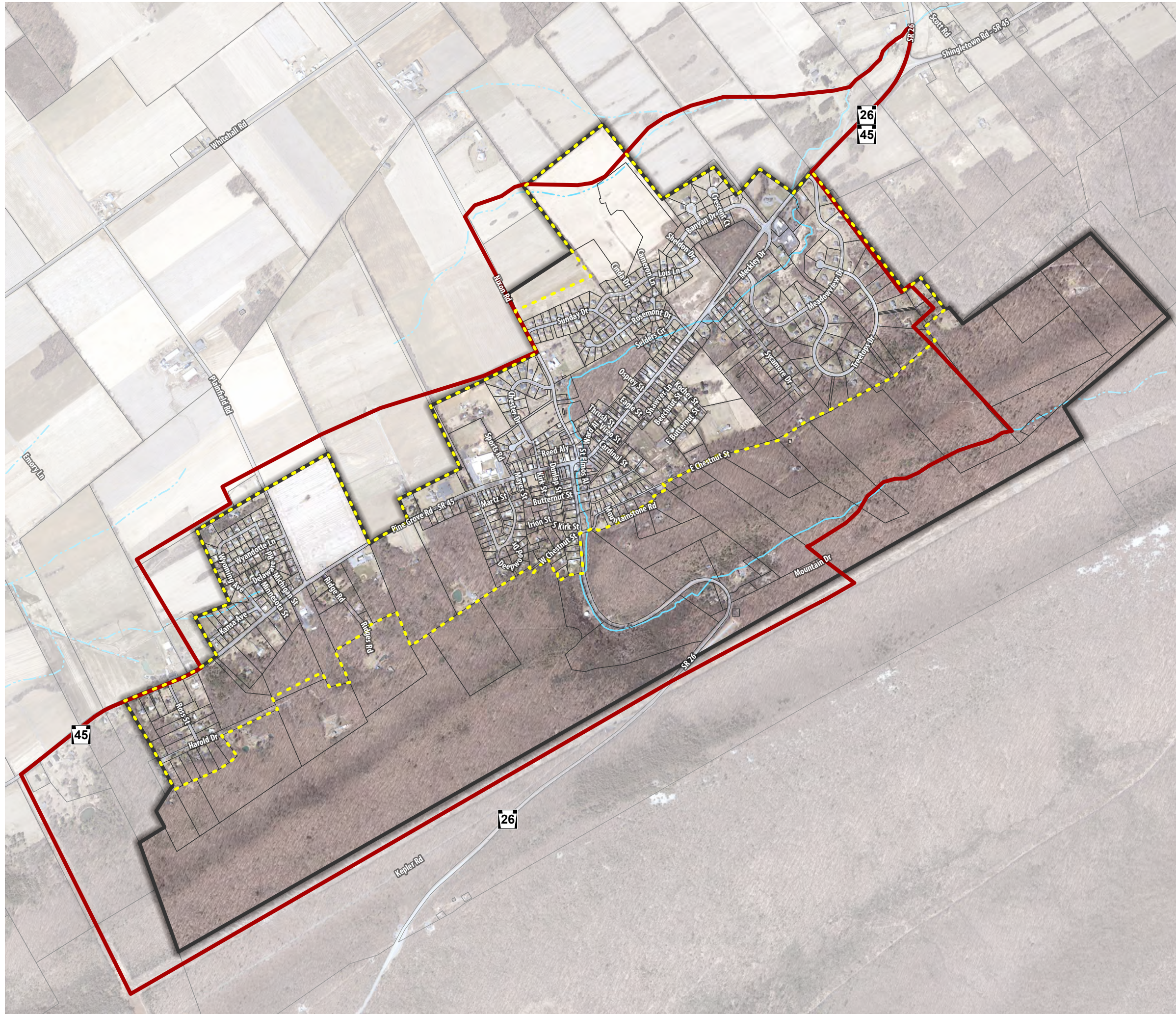


Ferguson Township PINE GROVE MILLS SMALL AREA PLAN

Census Designated Place

Figure 1-2

-  Census Designated Place
-  Study Area Boundary
-  Regional Growth Boundary
-  Parcels

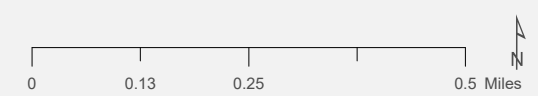
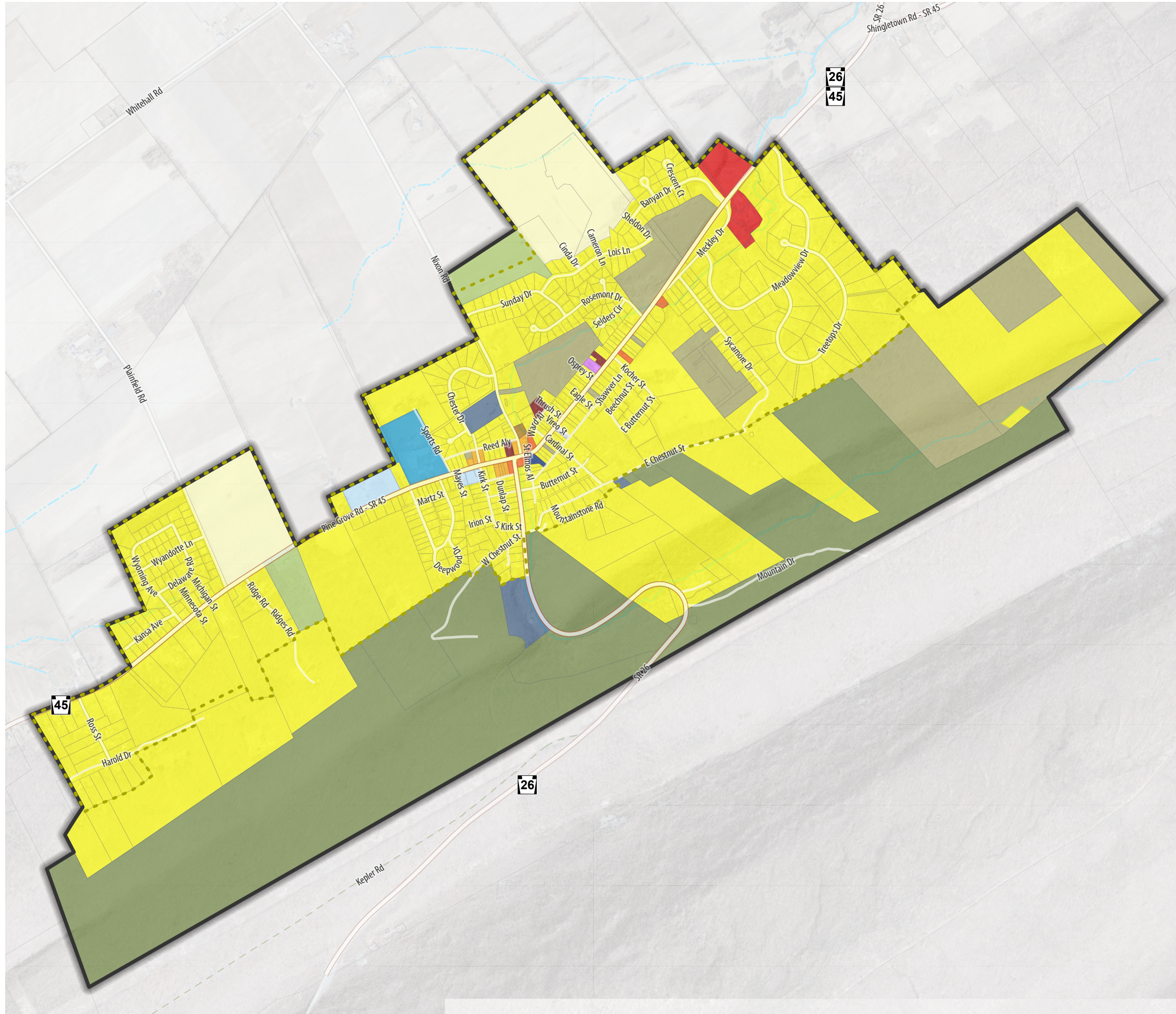


Ferguson Township PINE GROVE MILLS SMALL AREA PLAN

Existing Land Use

Figure 1-3













- Study Area Boundary
- Regional Growth Boundary
- Parcels
- Existing Land Use Type
 - Residential
 - Multi-Family Residential
 - Mobile Home
 - Commercial
 - Retail
 - Services
 - Heavy Commercial
 - Agriculture
 - Park
 - Public
 - Government
 - Education
 - Churches and Cemeteries
 - Solid Waste Processing
 - Vacant
 - Forest

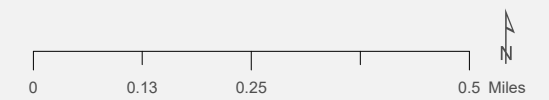
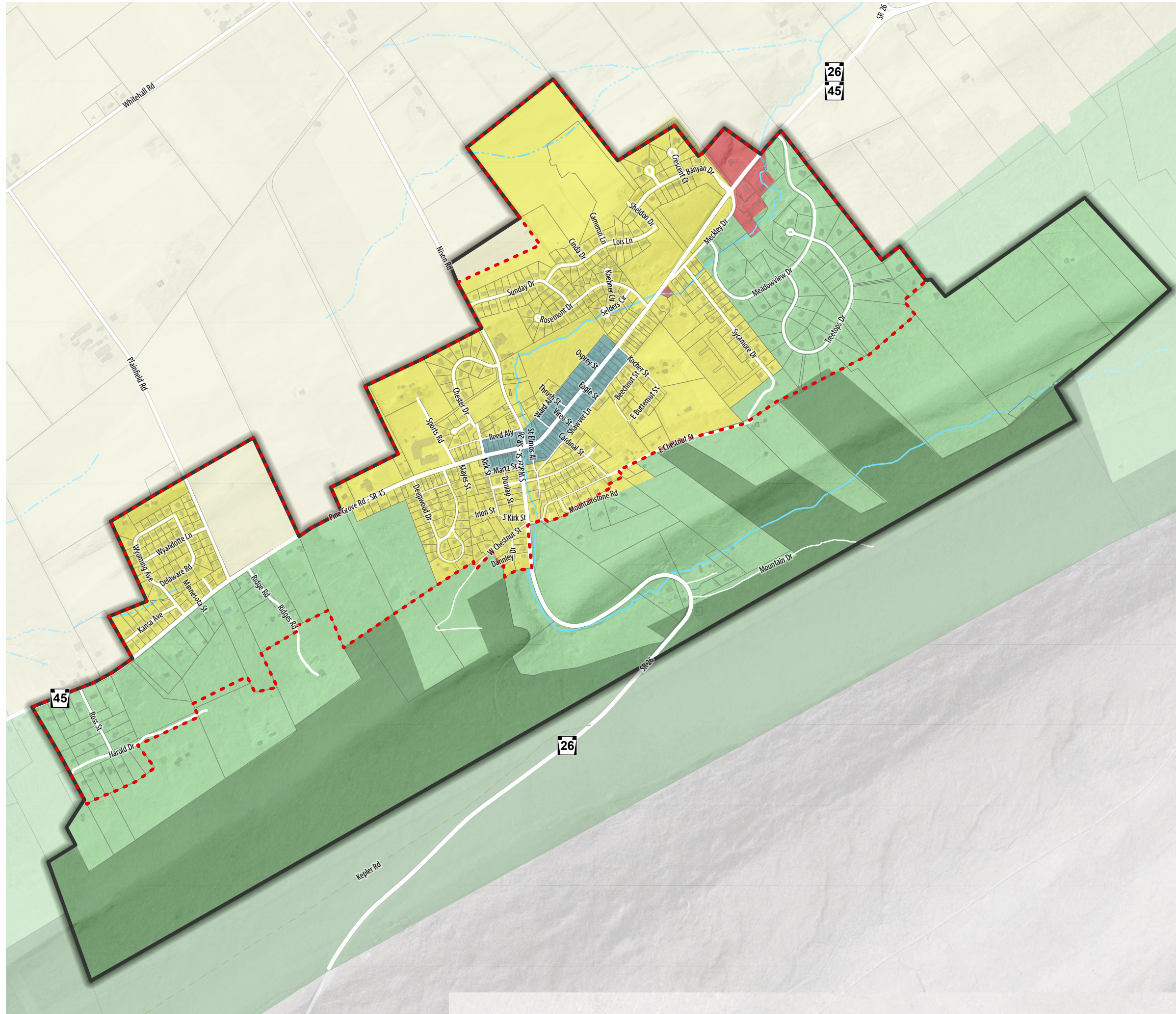


Ferguson Township PINE GROVE MILLS SMALL AREA PLAN

Zoning Districts

Figure 1-4

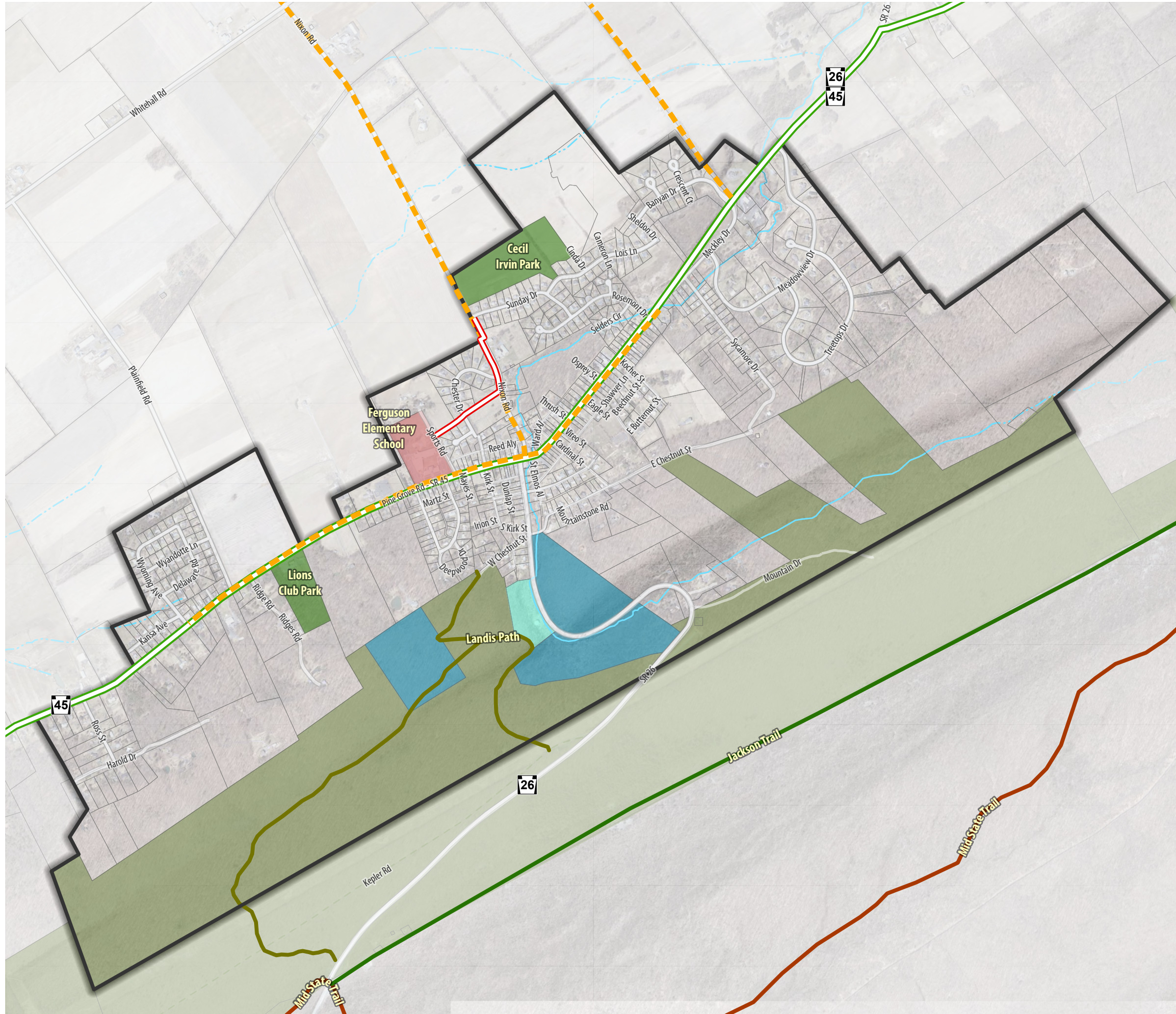
-  Study Area Boundary
-  Parcels
-  Building Footprints
-  Regional Growth Boundary
-  Perennial Stream
-  Intermittent Stream
- Zoning Districts**
-  General Commercial
-  Forest/Gamelands
-  Single Family Residential
-  Rural Agricultural
-  Rural Residential
-  Village



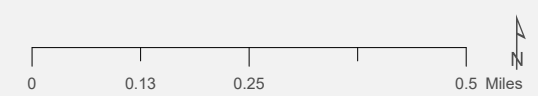
Ferguson Township PINE GROVE MILLS SMALL AREA PLAN

Existing Parks, Open Space & Trails

Figure 1-5











- Study Area Boundary
- Parcels
- Bike Facilities**
- Shared Use Path
- BicyclePA Route G
- Proposed Facility
- Rothrock Trails**
- Mid State Trail
- Hiking Only
- Rothrock Shared-Use Trail
- Open Space Property**
- Park
- School
- Ferguson Township
- State College Borough Water Authority
- Rothrock State Forest



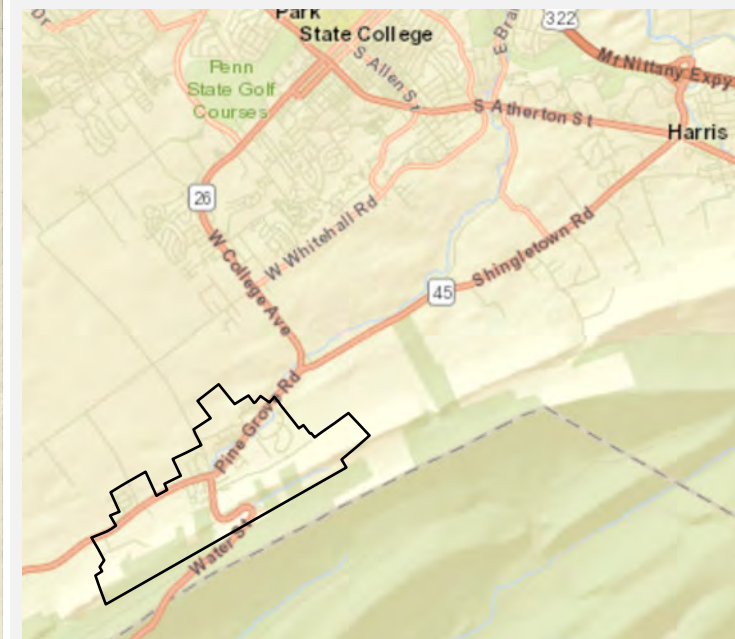
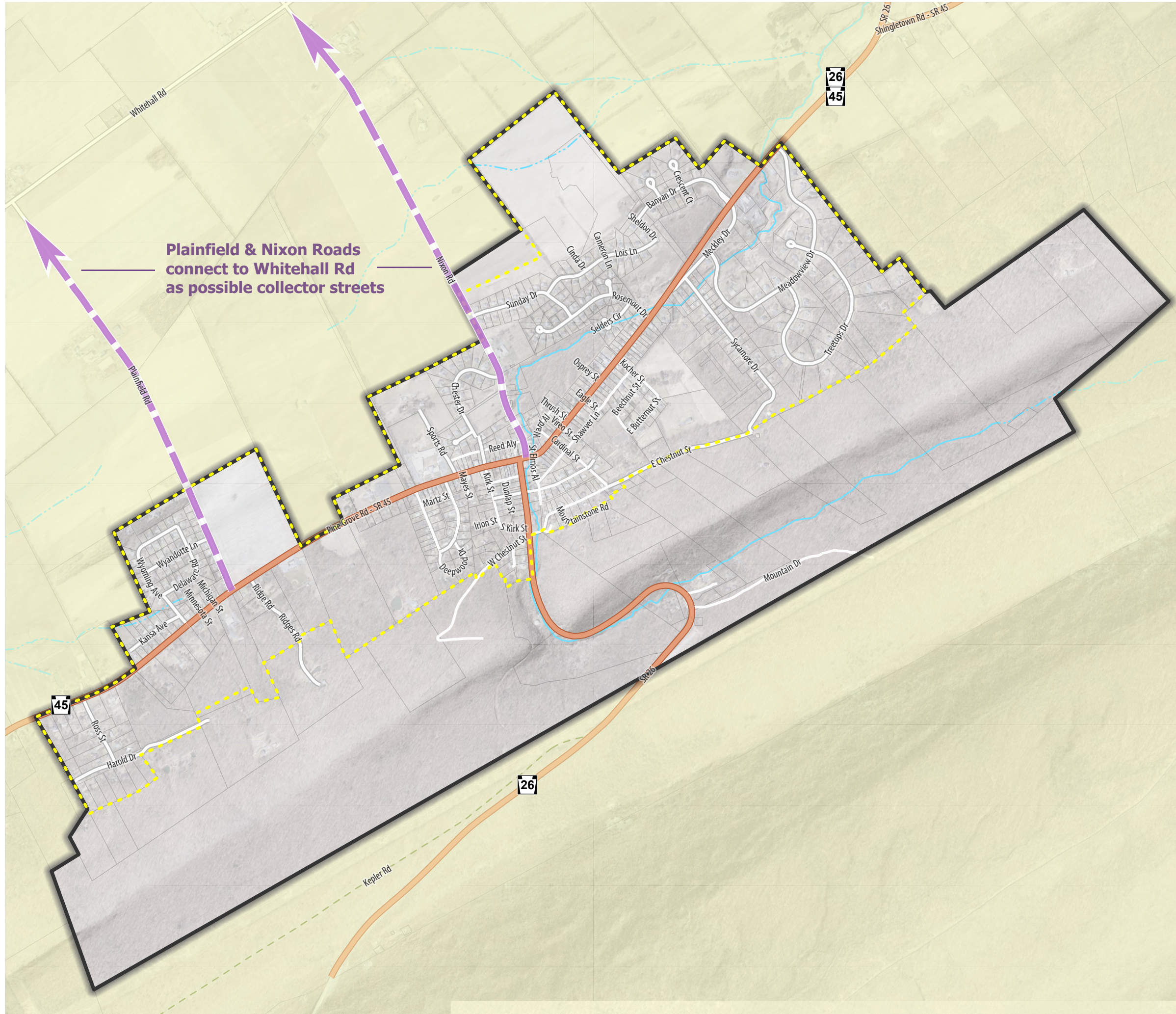
Ferguson Township PINE GROVE MILLS SMALL AREA PLAN

Existing Streets & Highways

Figure 1-6

-  State Route
-  Township Road
-  Alley / Private
-  State Forest Road
-  Potential Collector Streets
-  Study Area Boundary
-  Regional Growth Boundary
-  Parcels




Plainfield & Nixon Roads connect to Whitehall Rd as possible collector streets

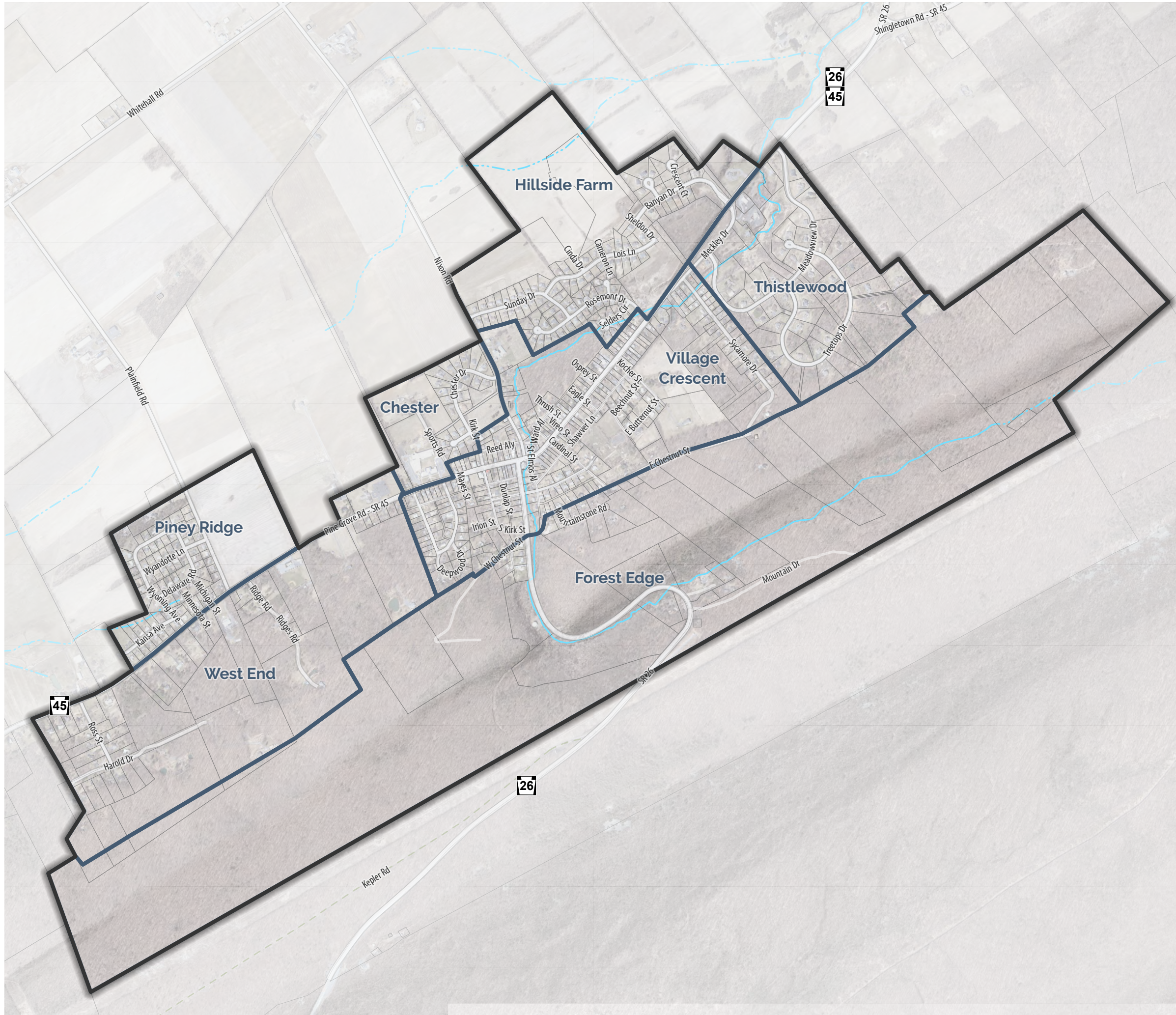


APPENDIX B

Ferguson Township PINE GROVE MILLS SMALL AREA PLAN

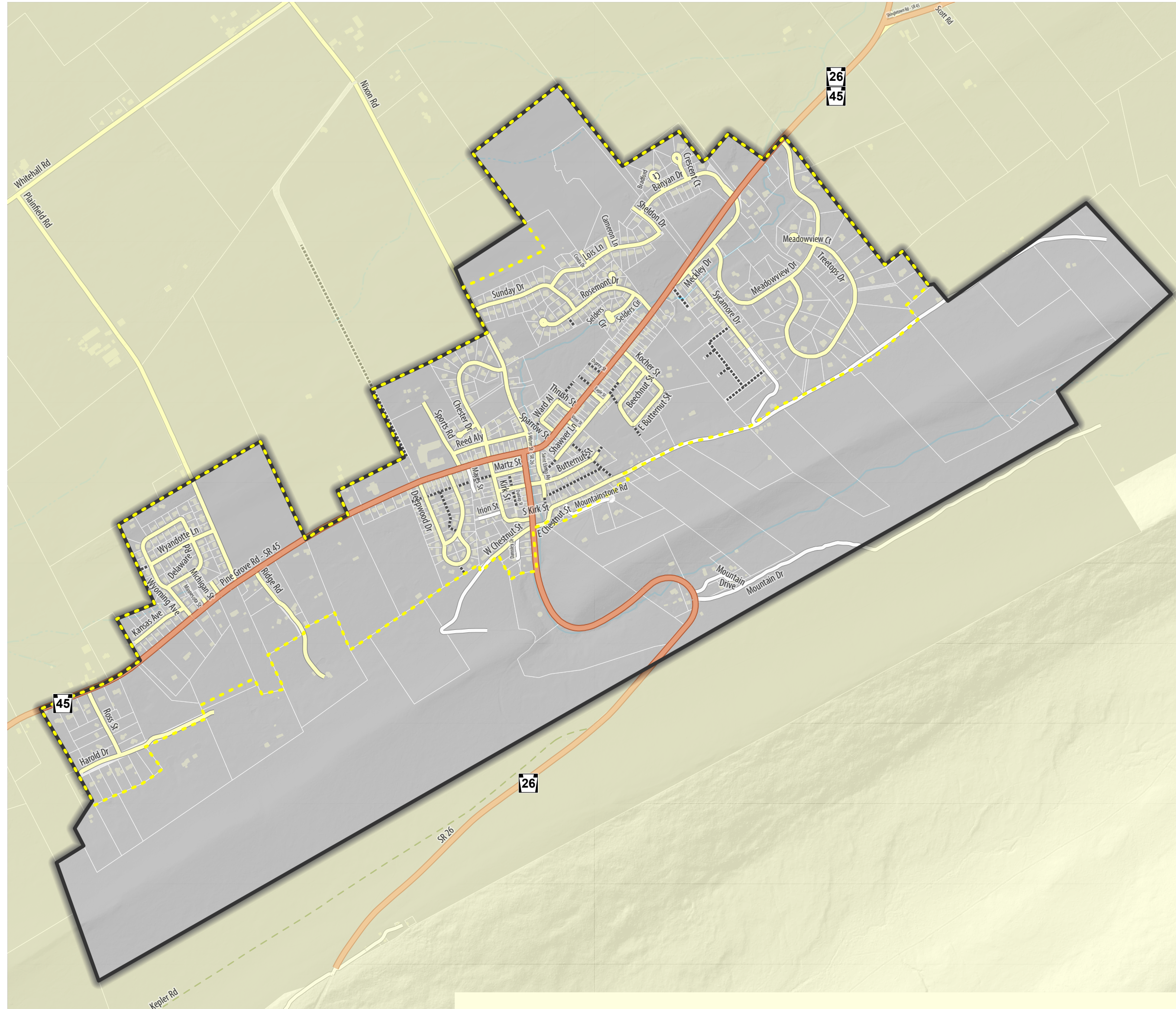
Neighborhoods

-  Study Area Boundary
-  Neighborhoods
-  Parcels



Ferguson Township PINE GROVE MILLS SMALL AREA PLAN

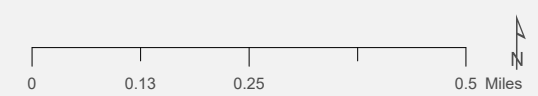
Public / Private Streets and Alleys



- Regional Growth Boundary
- Study Area Boundary
- State Route
- Township Road
- Alley / Private
- No Info Available *
- State Forest Road
- Building Footprints
- Parcels

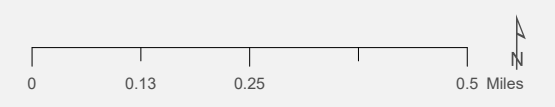
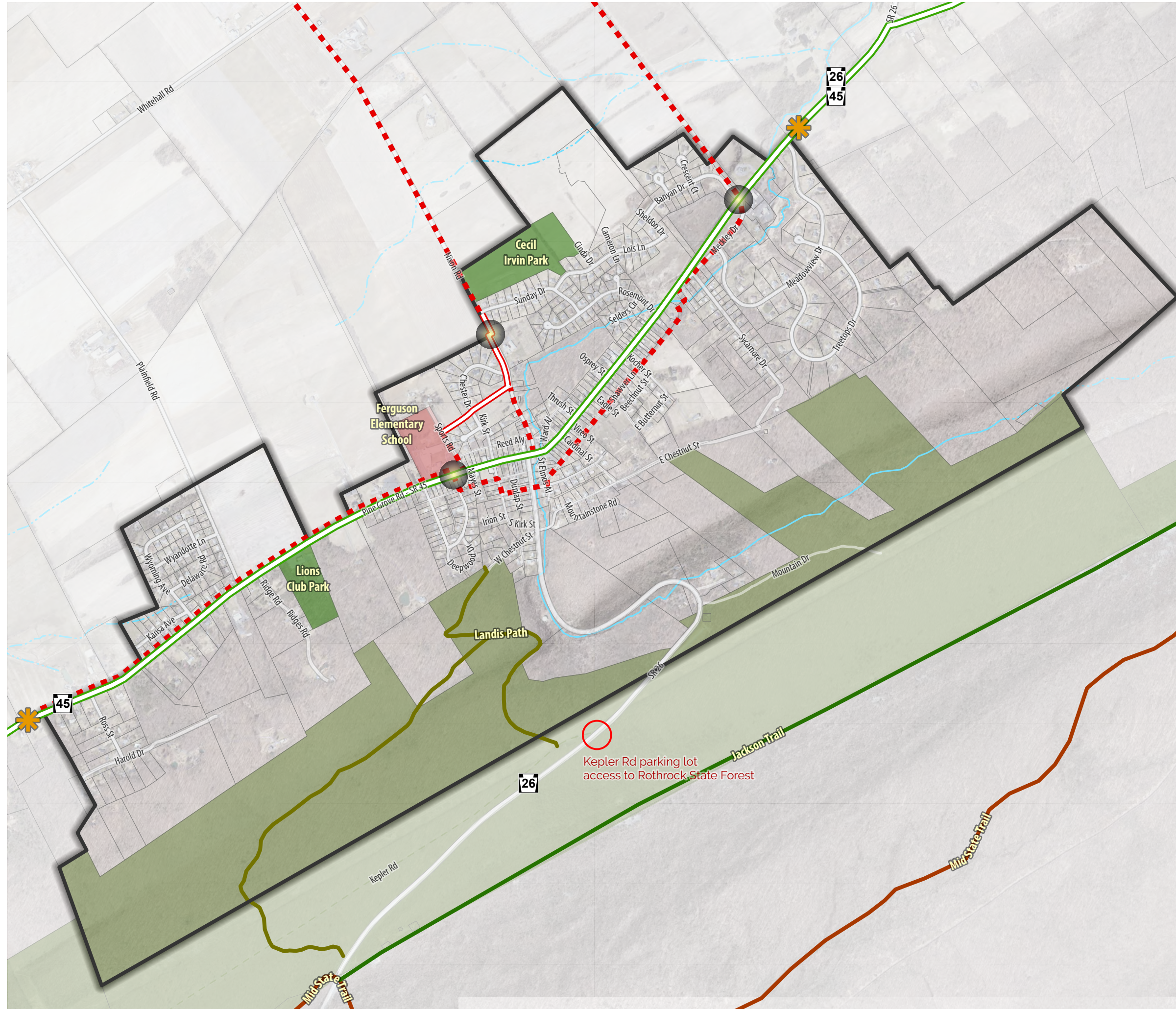
Source: Ferguson Township, CRPA and * Centre County WEBIA

Note:
Ownership of many alleys and streets in Pine Grove Mills are not clear. This map depicts the best information available and the maker acknowledges some discrepancies. An accurate map will require a thorough property records search, and was not completed with this project.



Ferguson Township PINE GROVE MILLS SMALL AREA PLAN

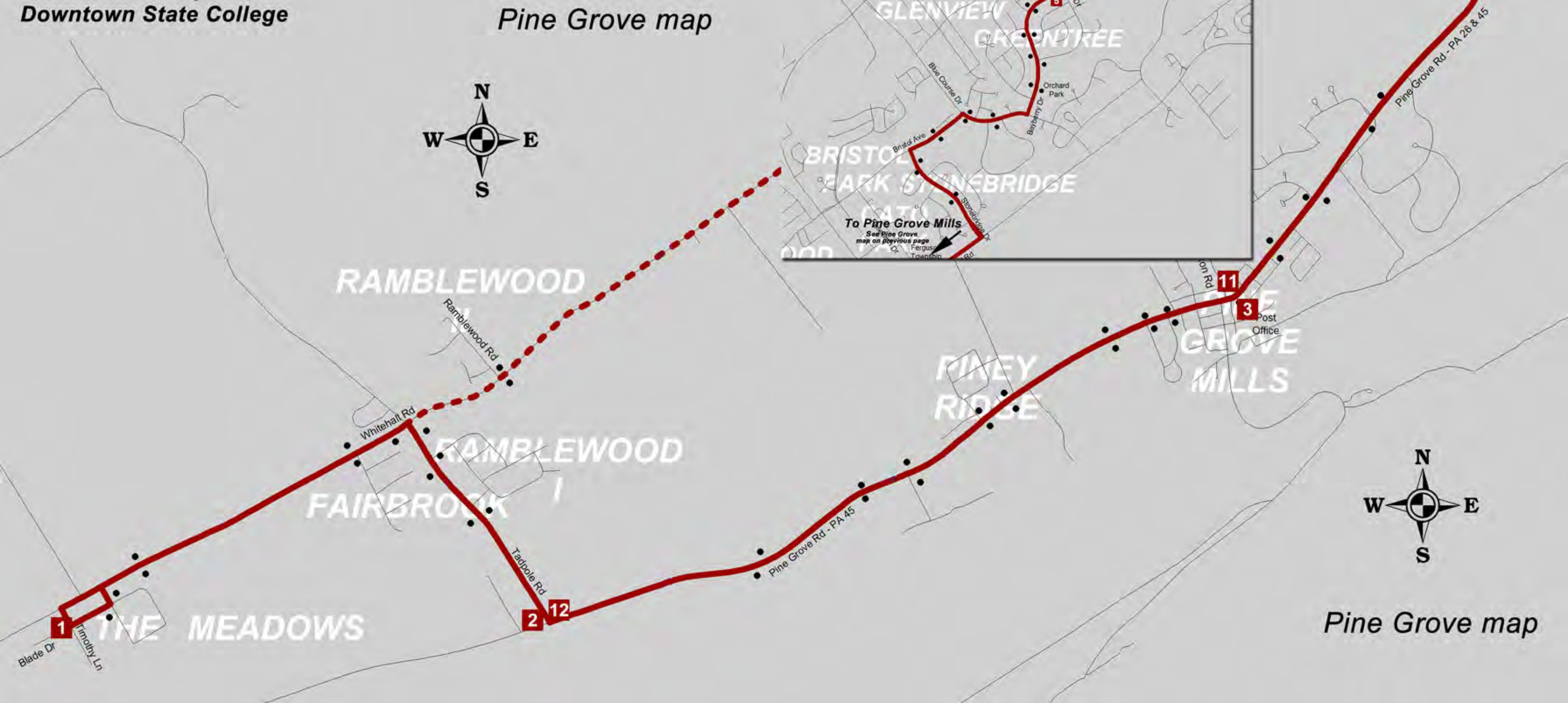
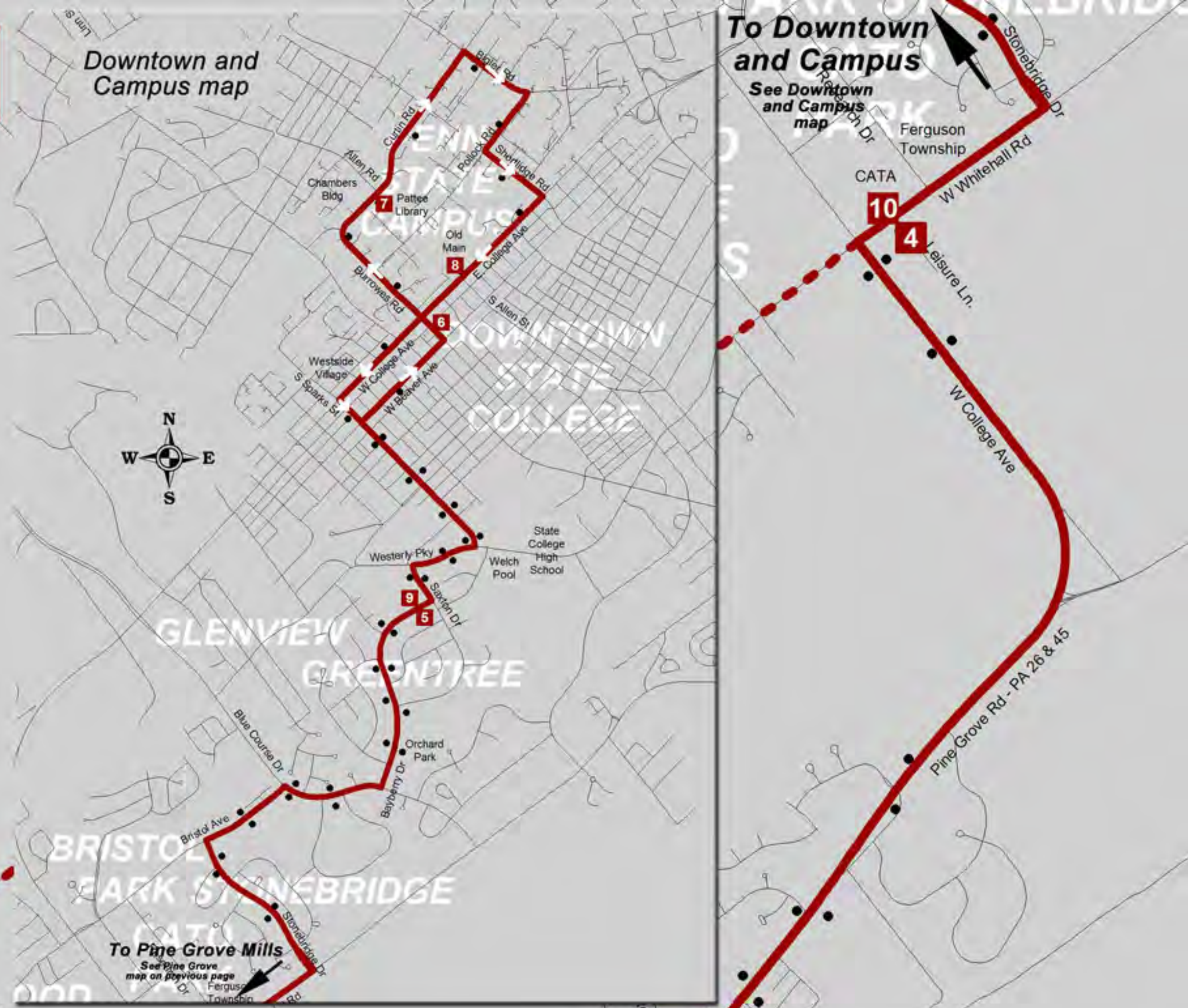
Mobility Map



F Pine Grove

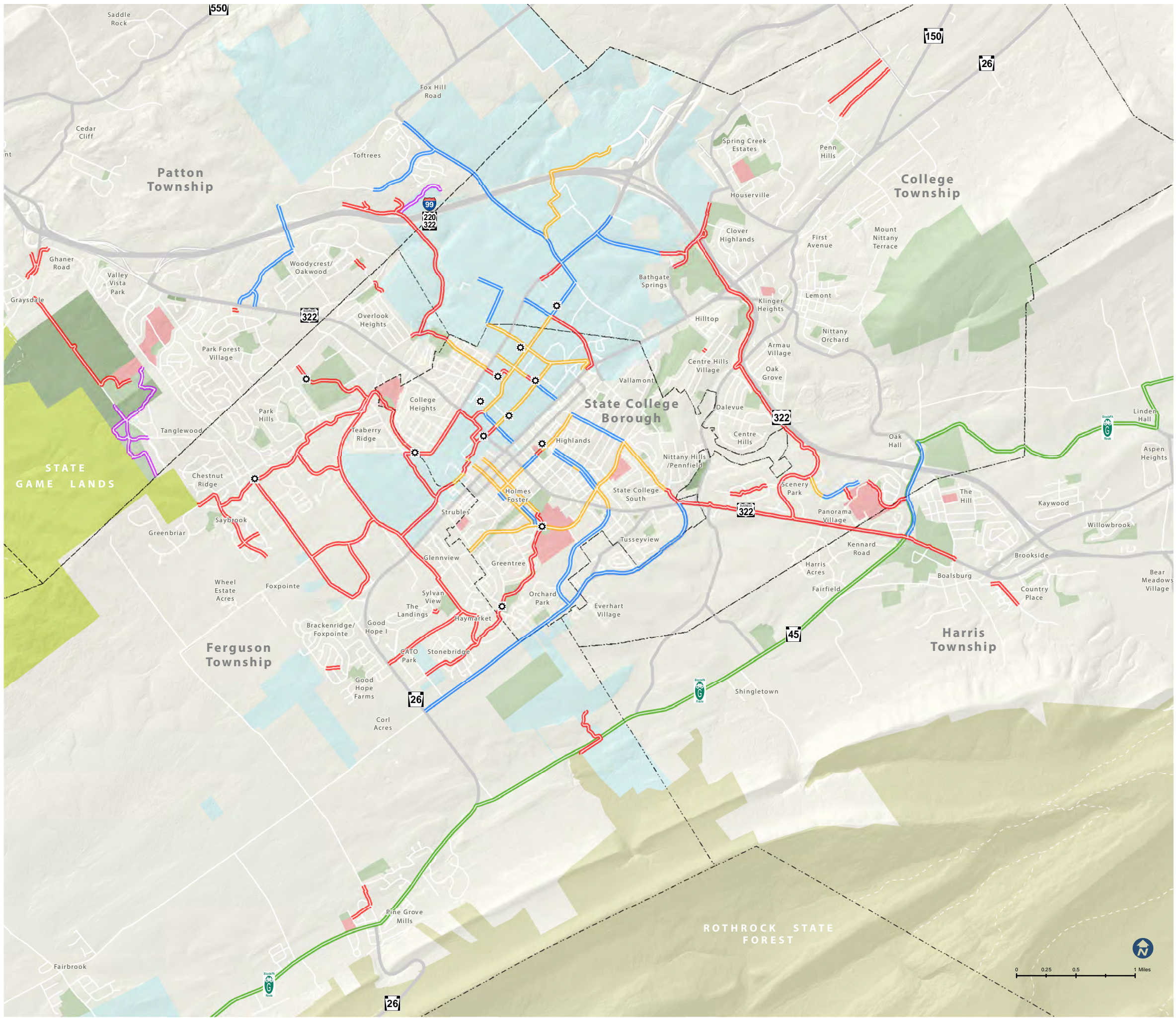
- Serving:**
 The Meadows
 Fairbrook
 Ramblewood
 Piney Ridge
 Pine Grove Mills
 Stonebridge
 Greentree
 Welch Pool
 South Sparks Street
 Westside Village
 Penn State Campus
 Downtown State College

	Route-both directions
	Route-this direction only
	Route-selected trips only
	Timed bus stop
	Other bus stops



To Pine Grove Mills
 See Pine Grove map on previous page

To Downtown and Campus
 See Downtown and Campus map

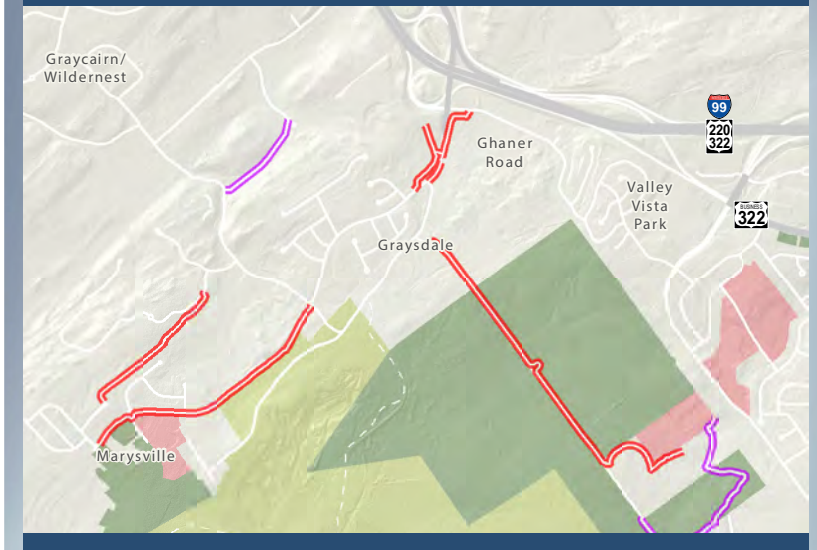


BICYCLE FACILITIES

Fall 2019

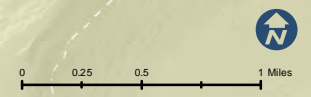
- Bike Repair Stations
- Shared Use Path
- Bike Lane
- Bike Route
- BicyclePA Route G
- Single Track
- Municipal Boundary
- Centre Region Parks
- Penn State Lands
- Municipal Open Space
- State Game Lands
- State Forest Lands
- School District Property

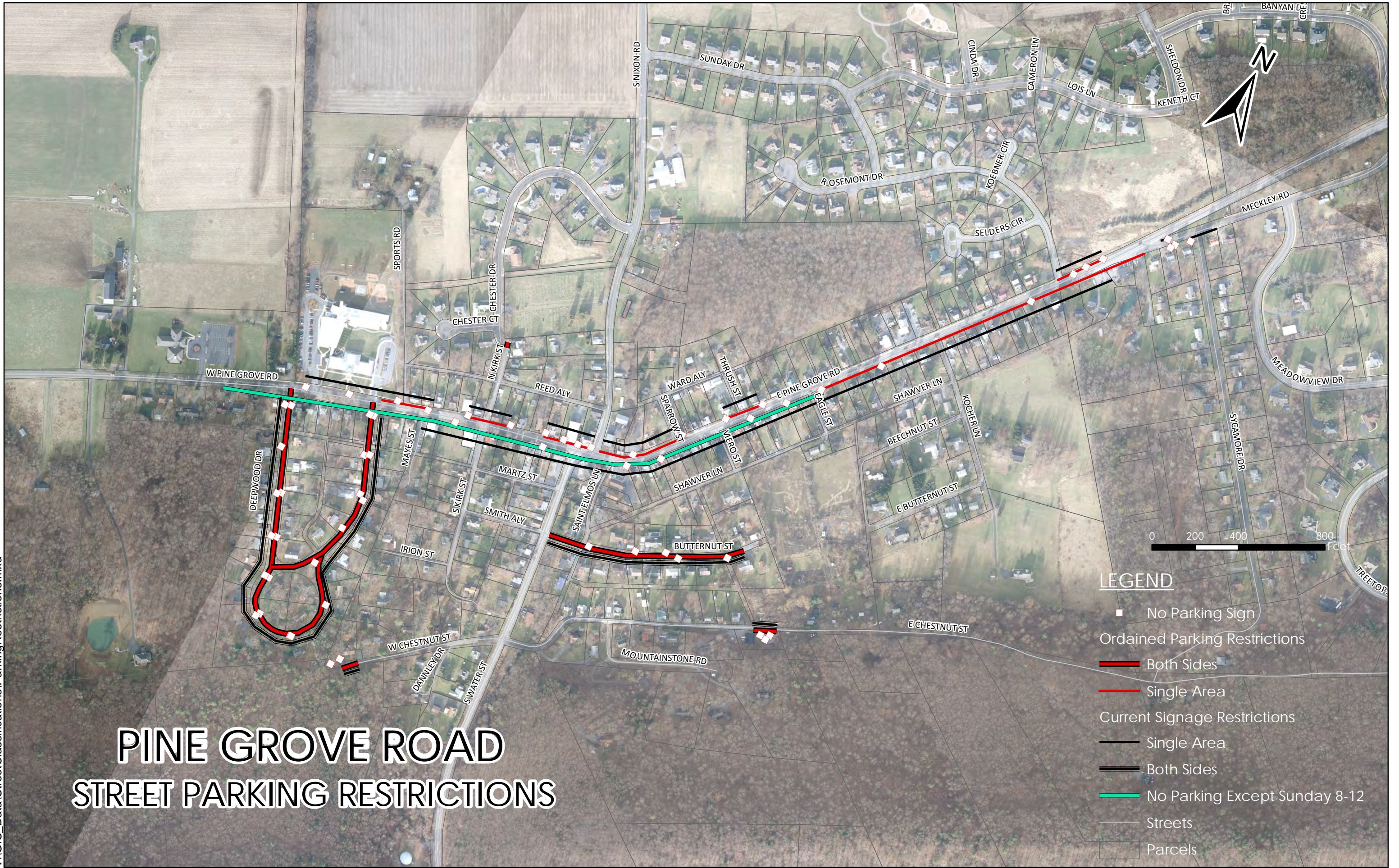
Gray's Woods Inset

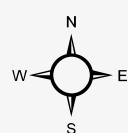


CRPA
Centre Regional
Planning Agency

2643 Gateway Drive
State College, PA 16801
814-231-3050
www.crcog.net



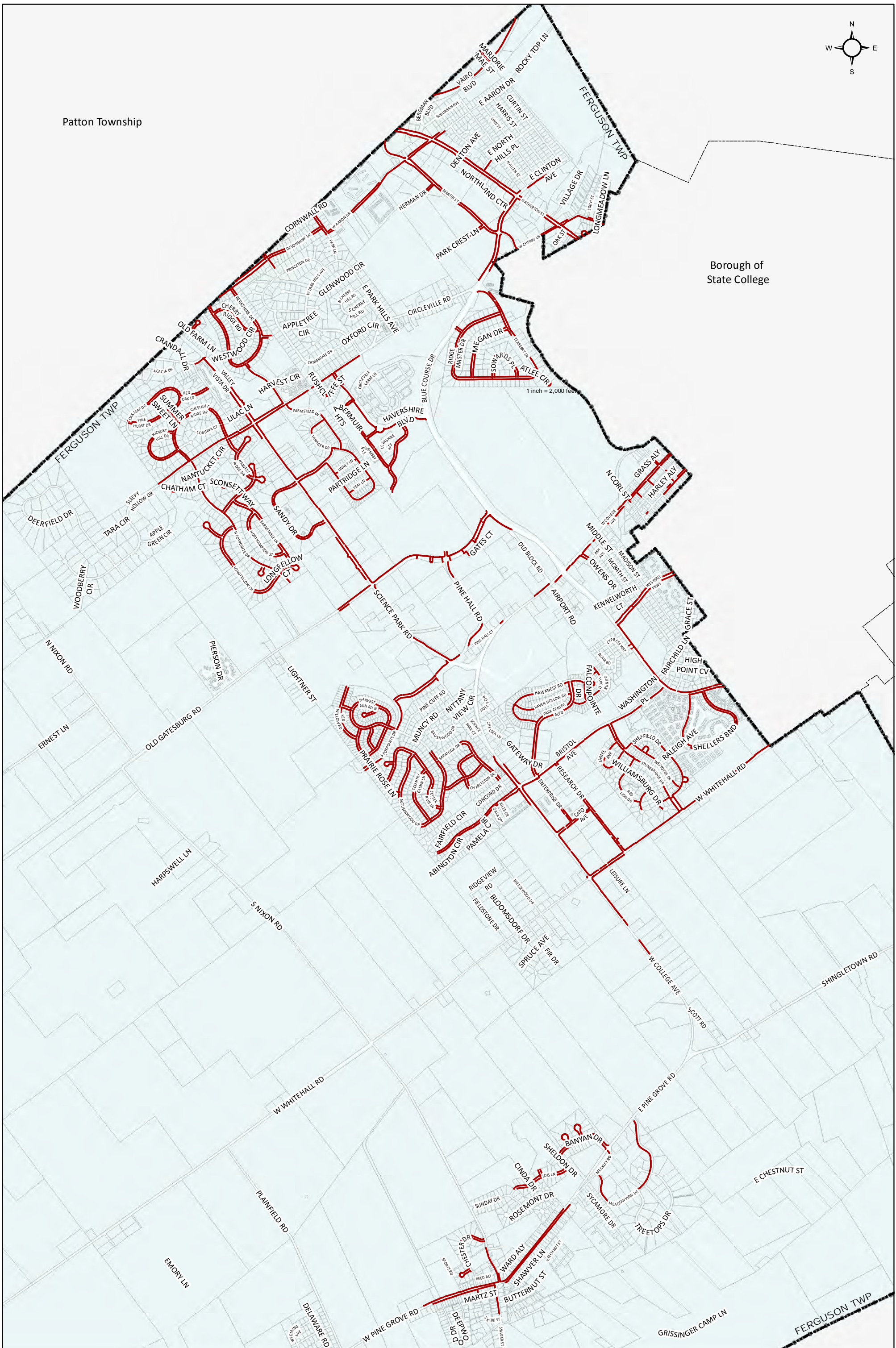




Patton Township

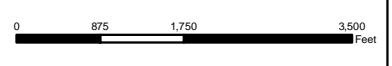
Borough of State College

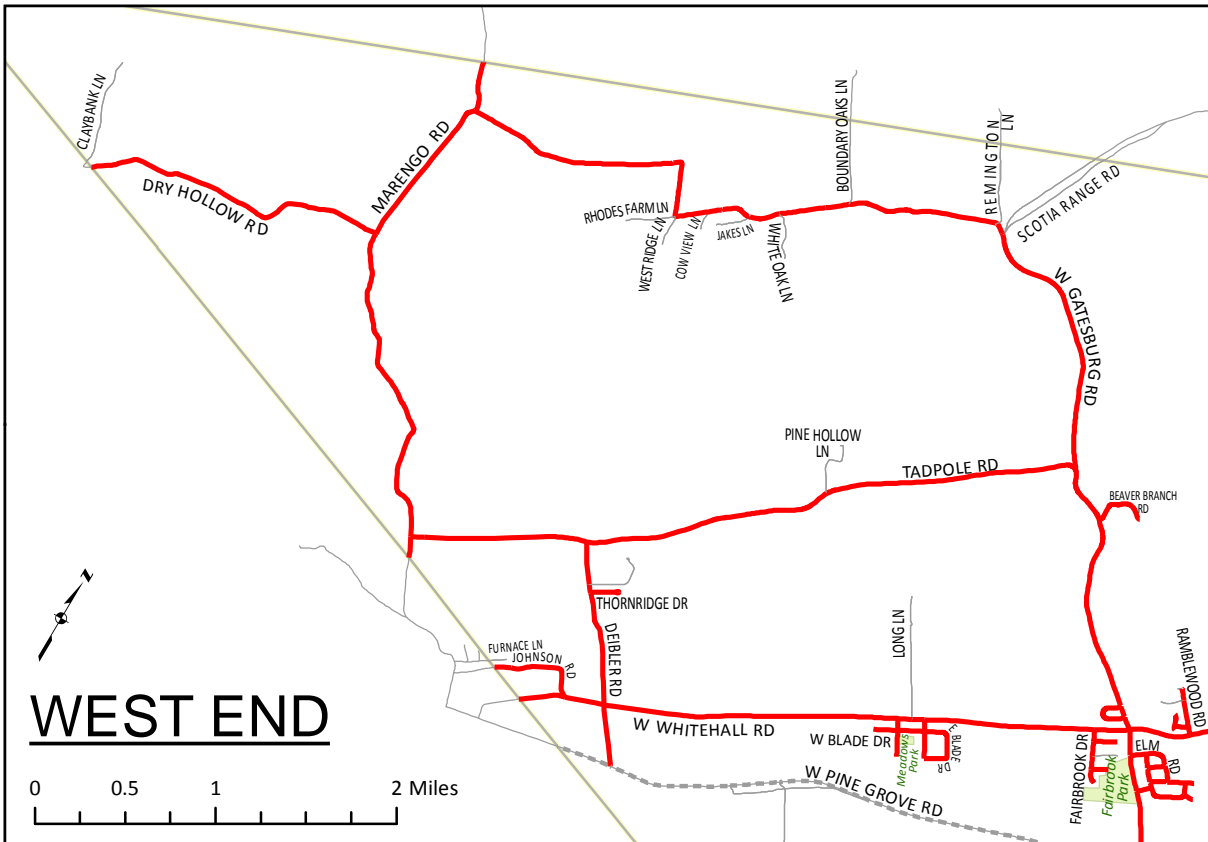
1 inch = 2,000 feet



Ferguson Township Sidewalk Inventory

Legend
— Sidewalks





WEST END

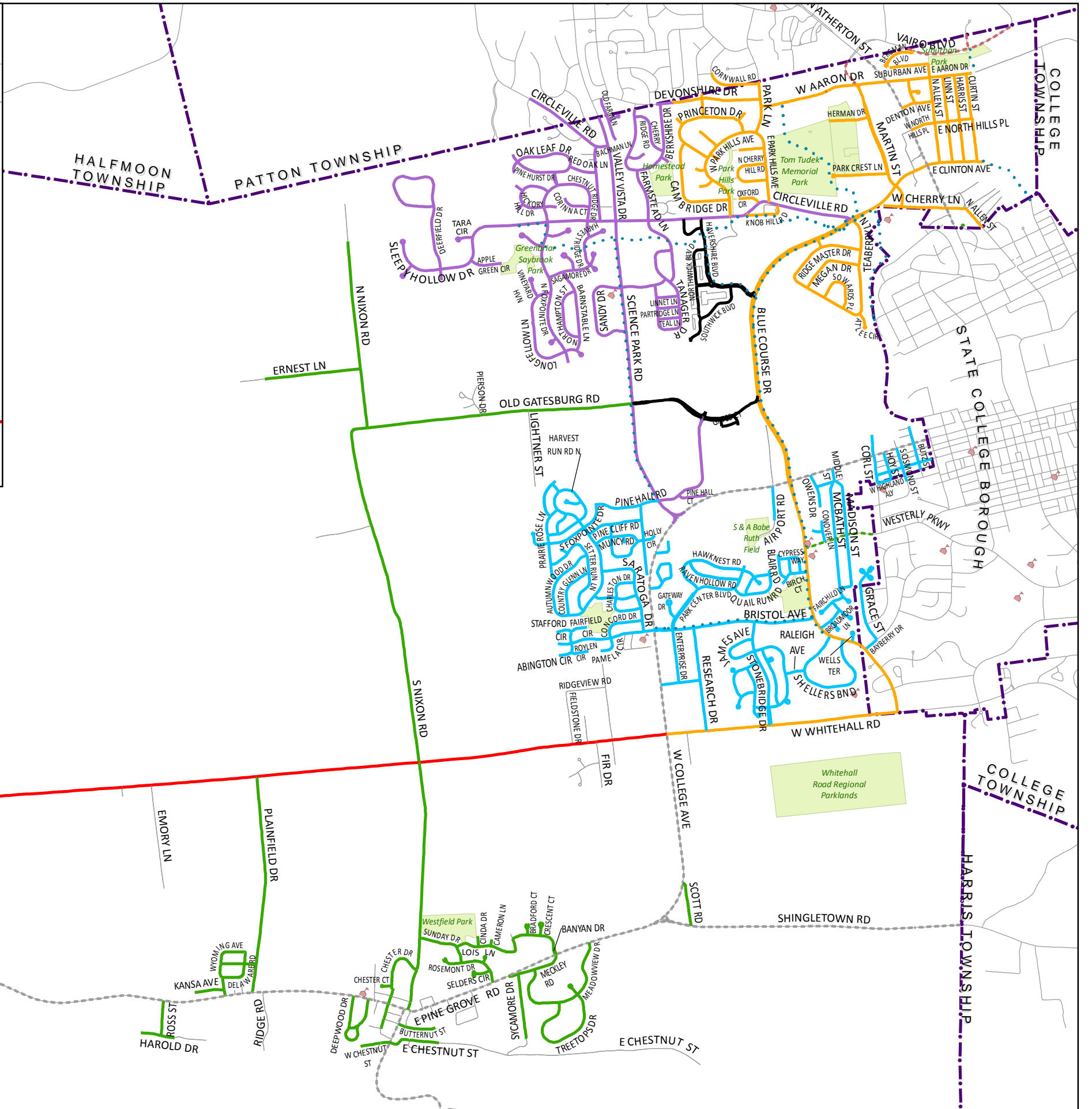
0 0.5 1 2 Miles

Plow Route Legend

- ⋯ Shared Use Path Plow Route (FTPW)
- FTPW #1 19.81 miles*
- FTPW #2 19.45 miles*
- FTPW #3 17.53 miles*
- FTPW #4 28.90 miles*
- FTPW #5 13.38 miles*
- Contractor 2.52 miles*
- - - Patton Twp 0.82 miles*
- - - PennDOT 19.58 miles
- - - State College Boro 0.37 miles*
- Private/Other
- - - Municipal Boundaries
- Schools
- Parks

* indicates mileage given in two-lane miles

0 0.25 0.5 1 Miles



FERGUSON TOWNSHIP
Snow Plow Routes 2016-2017

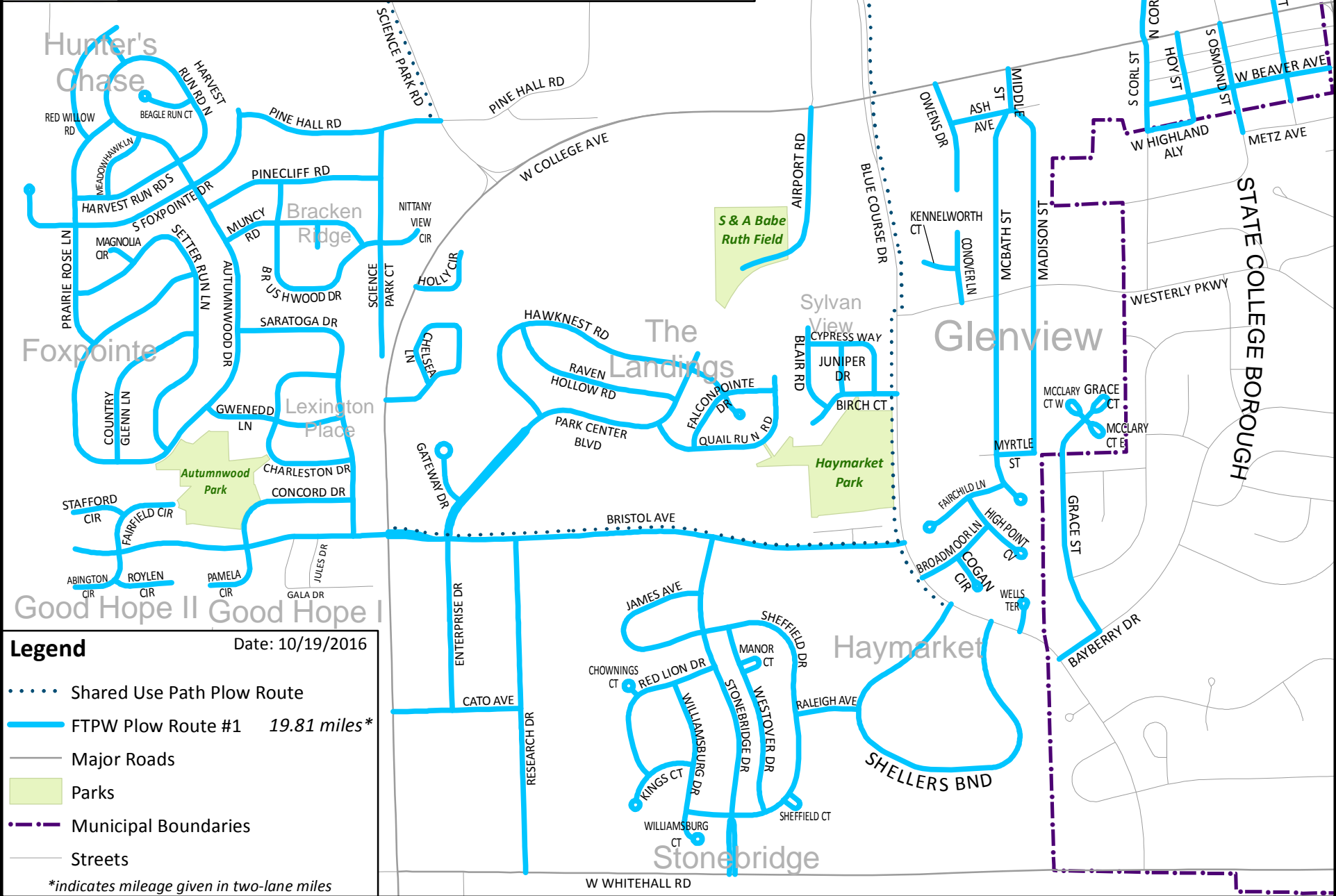


FERGUSON TOWNSHIP

Snow Plow Routes 2016-2017

FTPW Route #1

0 500 1,000 2,000 Feet



Legend

Date: 10/19/2016

- Shared Use Path Plow Route
- FTPW Plow Route #1 19.81 miles*
- Major Roads
- Parks
- - - - Municipal Boundaries
- Streets

*indicates mileage given in two-lane miles



FERGUSON TOWNSHIP

Snow Plow Routes 2016-2017

FTPW Route #2

0 500 1,000 2,000 Feet

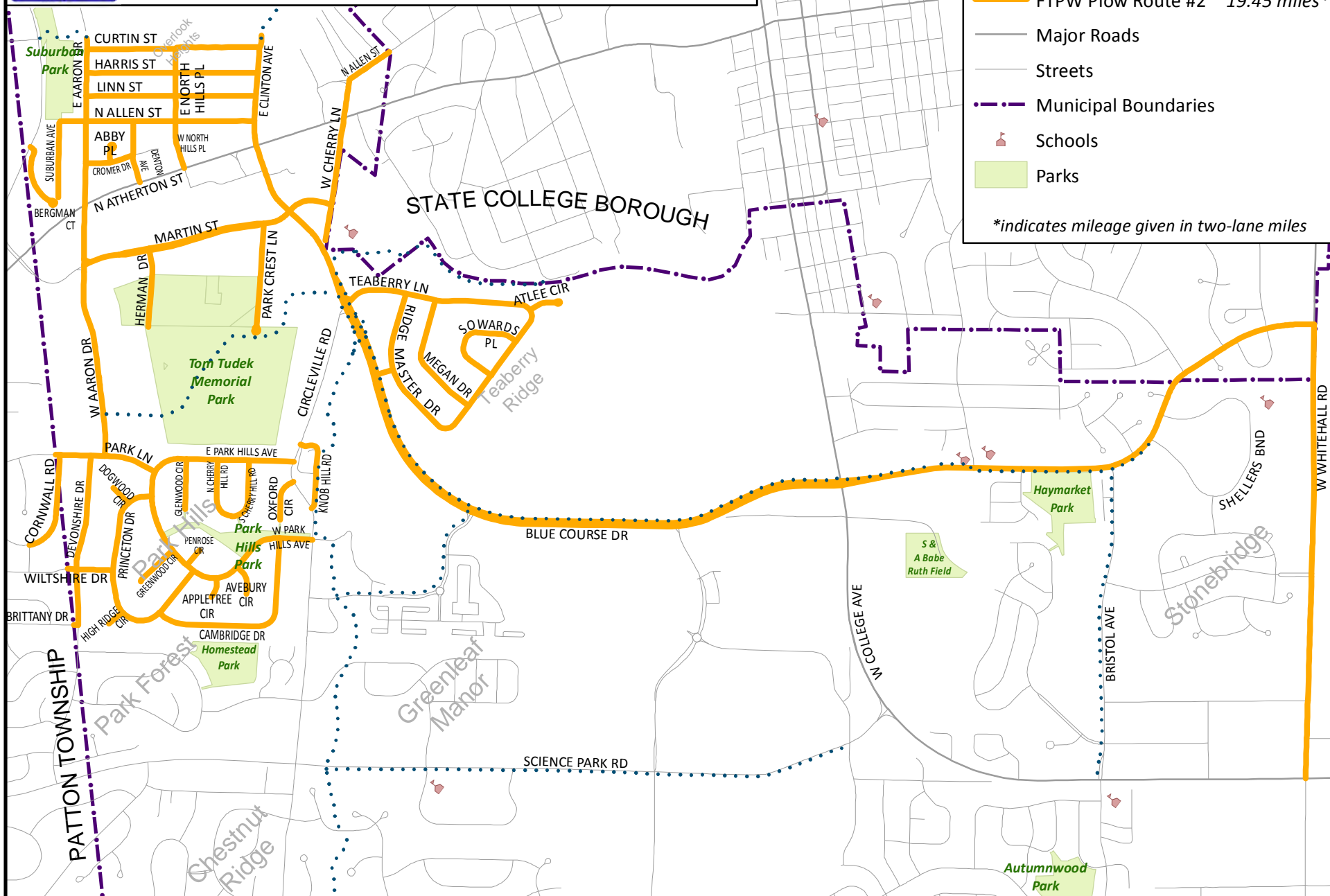


Date: 10/19/2016

Legend

- Shared Use Path Plow Route
- FTPW Plow Route #2 19.45 miles*
- Major Roads
- Streets
- - - - Municipal Boundaries
- 🏫 Schools
- 🌳 Parks

*indicates mileage given in two-lane miles

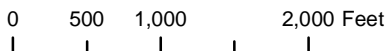




FERGUSON TOWNSHIP

Snow Plow Routes 2016-2017

FTPW Route #3

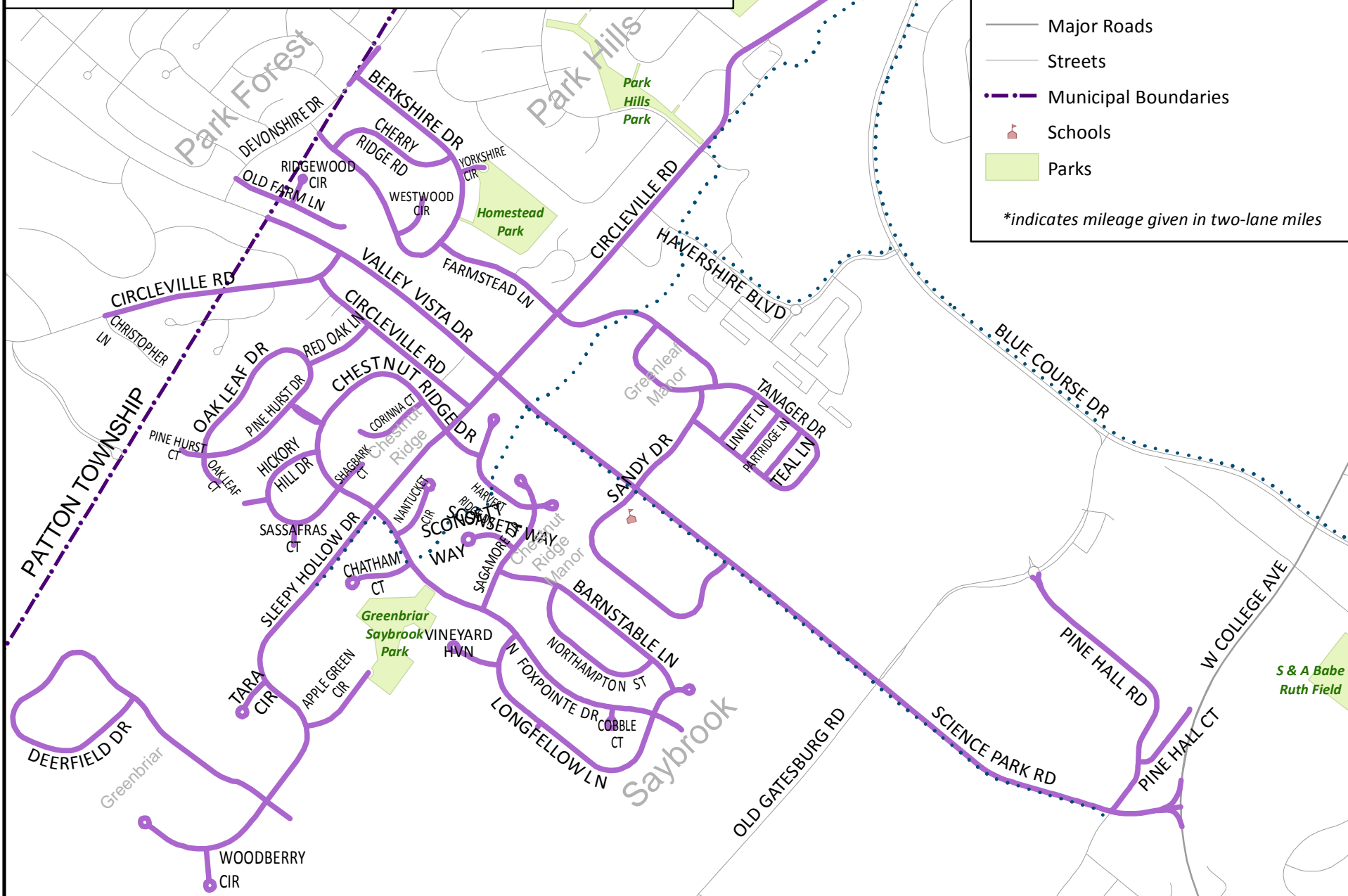


Date: 10/19/2016

Legend

- Shared Use Path Plow Route
- FTPW Plow Route #3 17.53 miles*
- Major Roads
- Streets
- Municipal Boundaries
- Schools
- Parks

*indicates mileage given in two-lane miles





FERGUSON TOWNSHIP

Snow Plow Routes 2016-2017

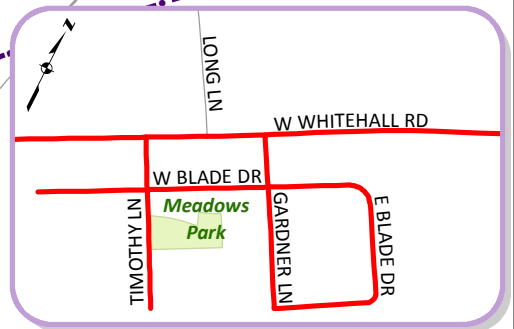
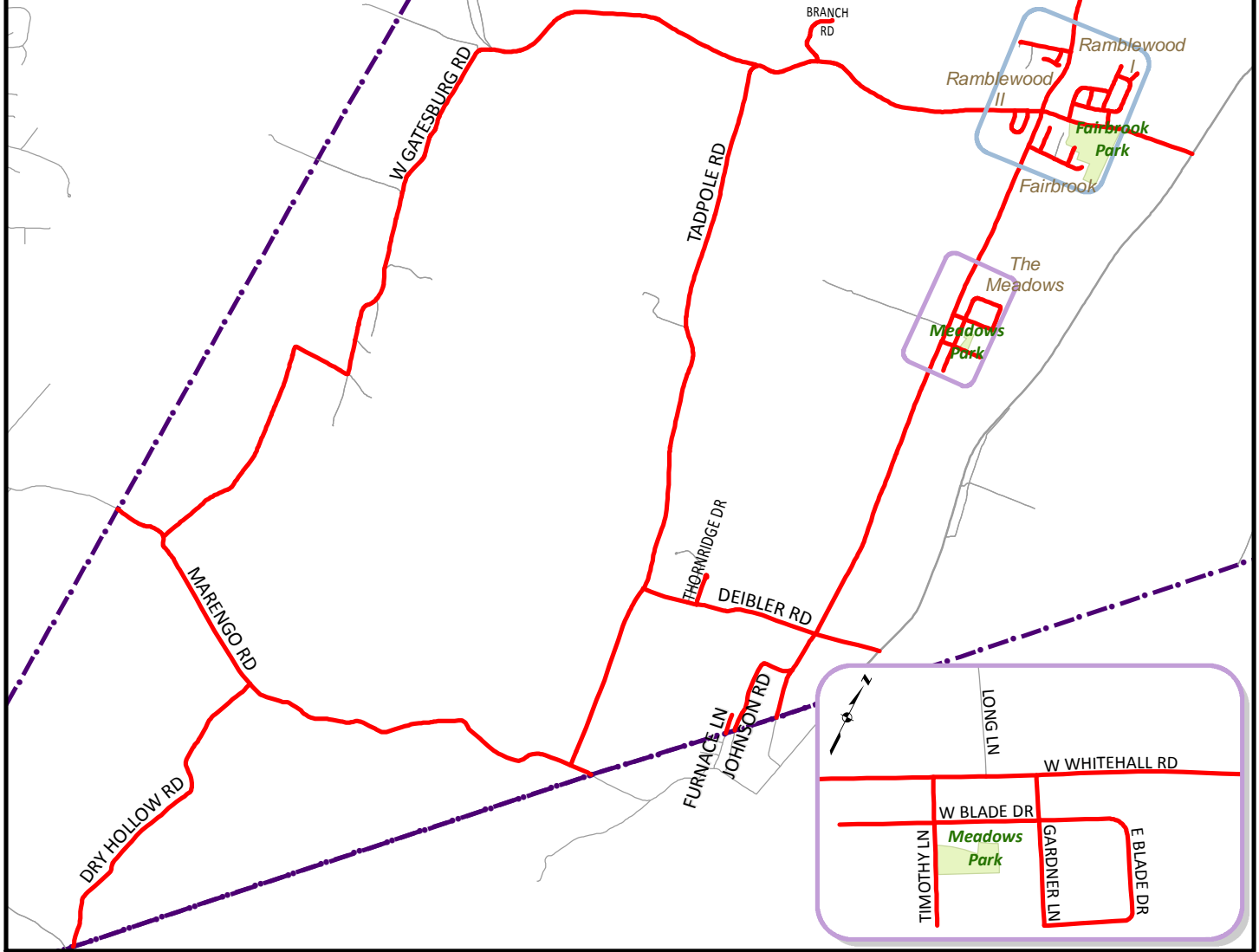
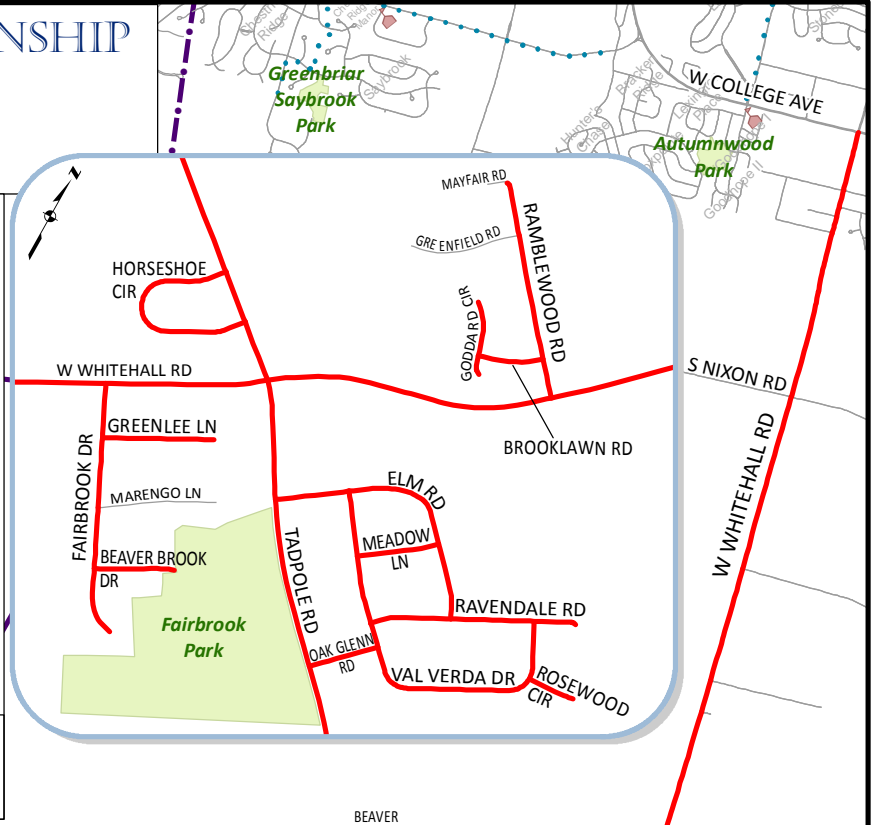
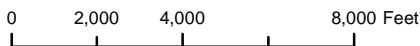
FTPW Route #4

Date: 10/19/2016

Legend

- Shared Use Path Plow Route (FTPW)
- FTPW Plow Route #4 28.90 miles*
- Major Roads
- Streets (1/18/2016)
- Municipal Boundaries
- Schools
- Parks

*indicates mileage given in two-lane miles

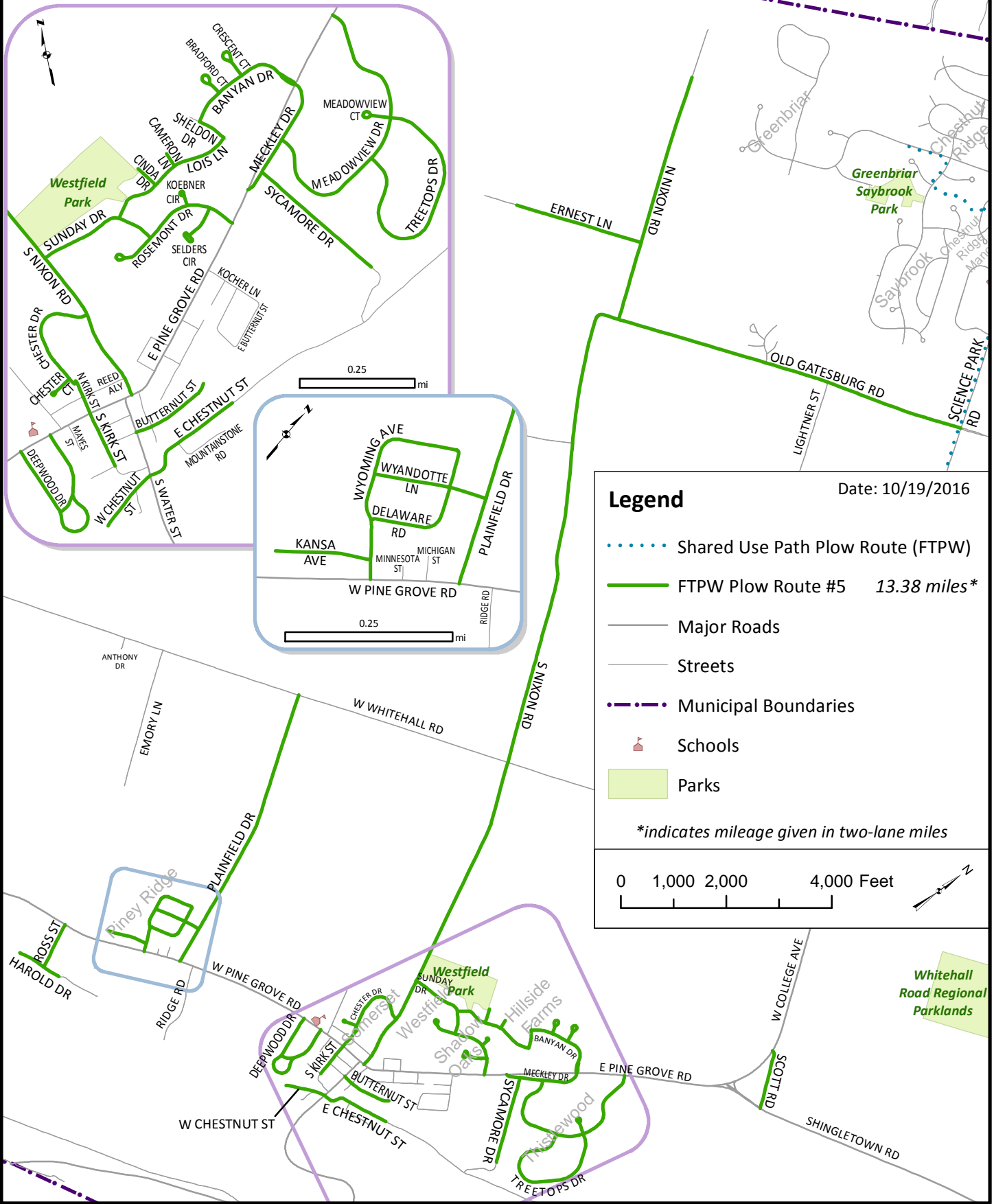




FERGUSON TOWNSHIP

Snow Plow Routes 2016-2017

FTPW Route #5



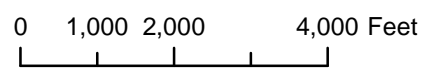
PATTON TOWNSHIP

Date: 10/19/2016

Legend

- Shared Use Path Plow Route (FTPW)
- FTPW Plow Route #5 13.38 miles*
- Major Roads
- Streets
- · - · - Municipal Boundaries
- Schools
- Parks

*indicates mileage given in two-lane miles



Whitehall Road Regional Parklands








FERGUSON TOWNSHIP

Snow Plow Routes 2016-2017

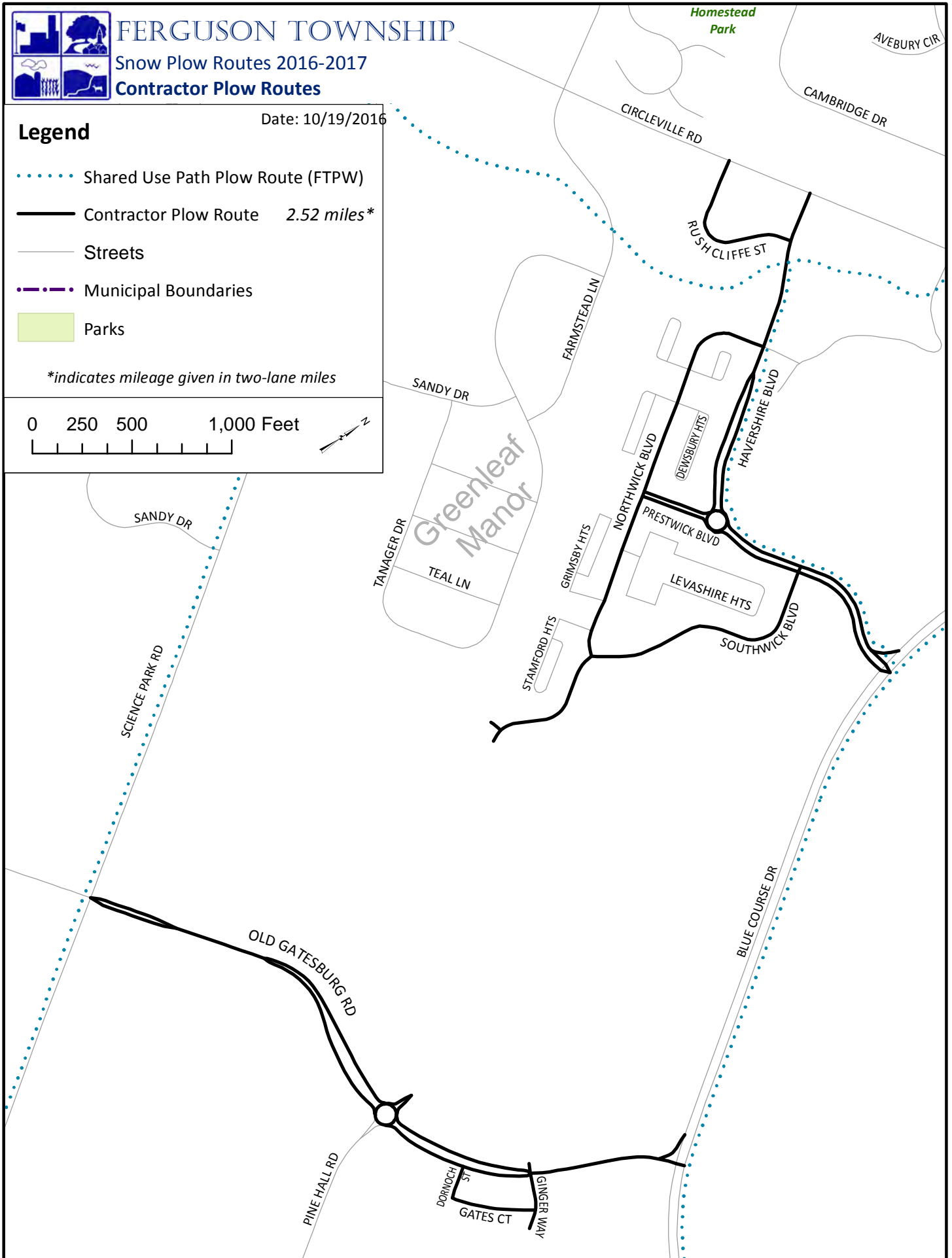
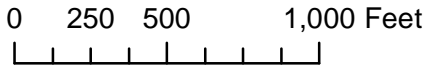
Contractor Plow Routes

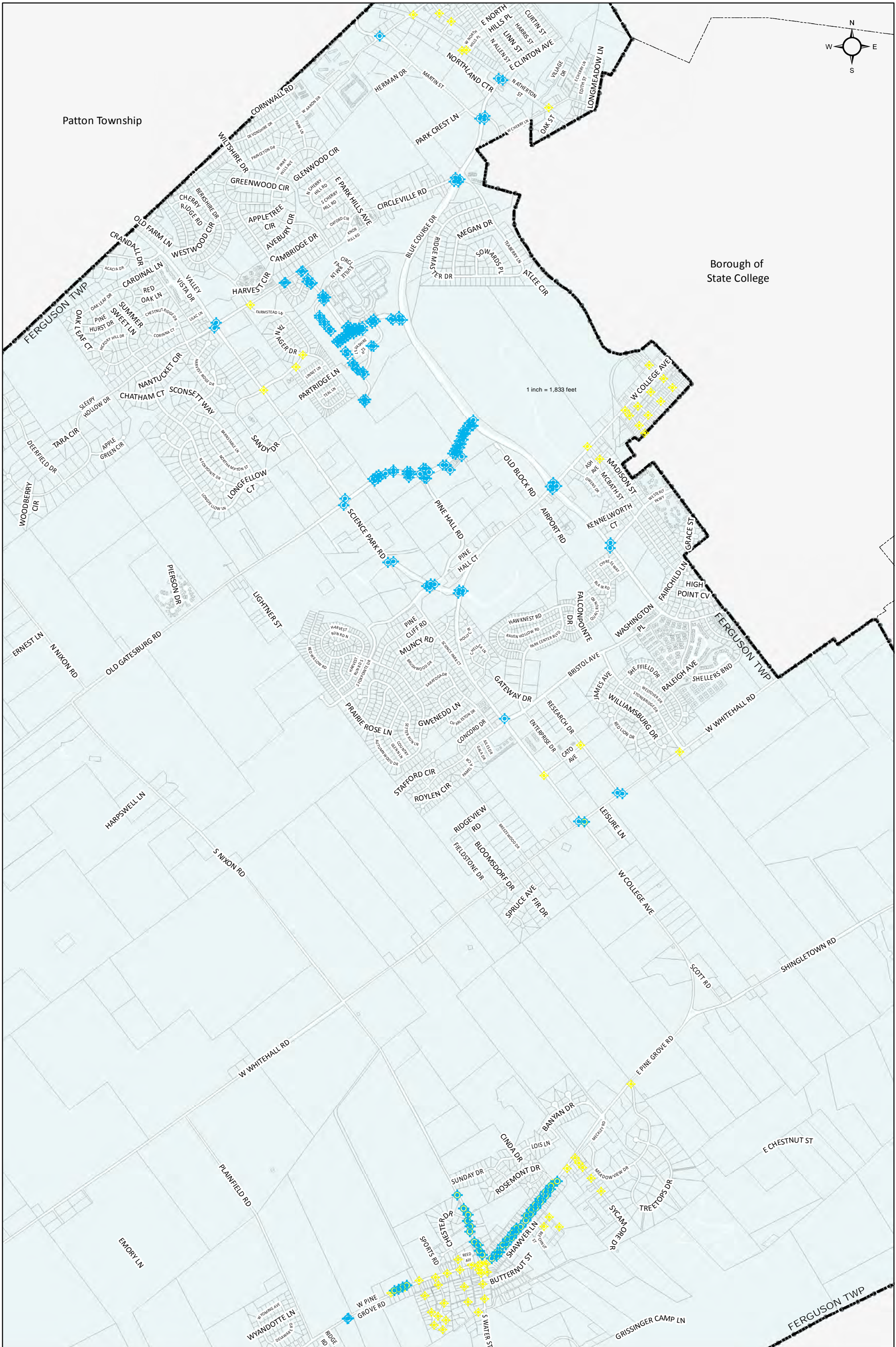
Date: 10/19/2016

Legend

-  Shared Use Path Plow Route (FTPW)
-  Contractor Plow Route 2.52 miles*
-  Streets
-  Municipal Boundaries
-  Parks

*indicates mileage given in two-lane miles

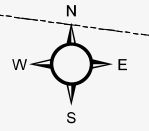




Patton Township



Borough of State College

1 inch = 1,833 feet



Ferguson Township Street Light Inventory

Legend

-  Street Lights
-  Street Lights from West Penn Inventory

**Note: Locations where icons overlap, WPP owns the light, Ferguson Township maintains the Street Light



OFFICIAL MAP

- Landmarks**
- ★ Ferguson Township Municipal Building
 - 🏫 Ferguson Township Elementary School
 - 🏛️ Historic Site (per National Register of Historic Places)

- Proposed Facilities**
- Proposed Roads
 - 🚲 Proposed Bicycle Facilities*
 - 🚒 Future Fire Station
 - 🌳 Proposed Parkland

- Existing Municipal Facilities**
- 💧 Wells
 - 🚶 Sidewalks
 - 🌳 Park Paths
 - 🛣️ Streets
 - 🌳 Parks
 - 🚴 Musser Gap Greenway & Trail
 - 🚴 Existing Bike Lane*
 - 🚴 Existing Shared Use Path*
 - 🚴 Existing State Bike Route*
 - 🏠 Township-Owned Property

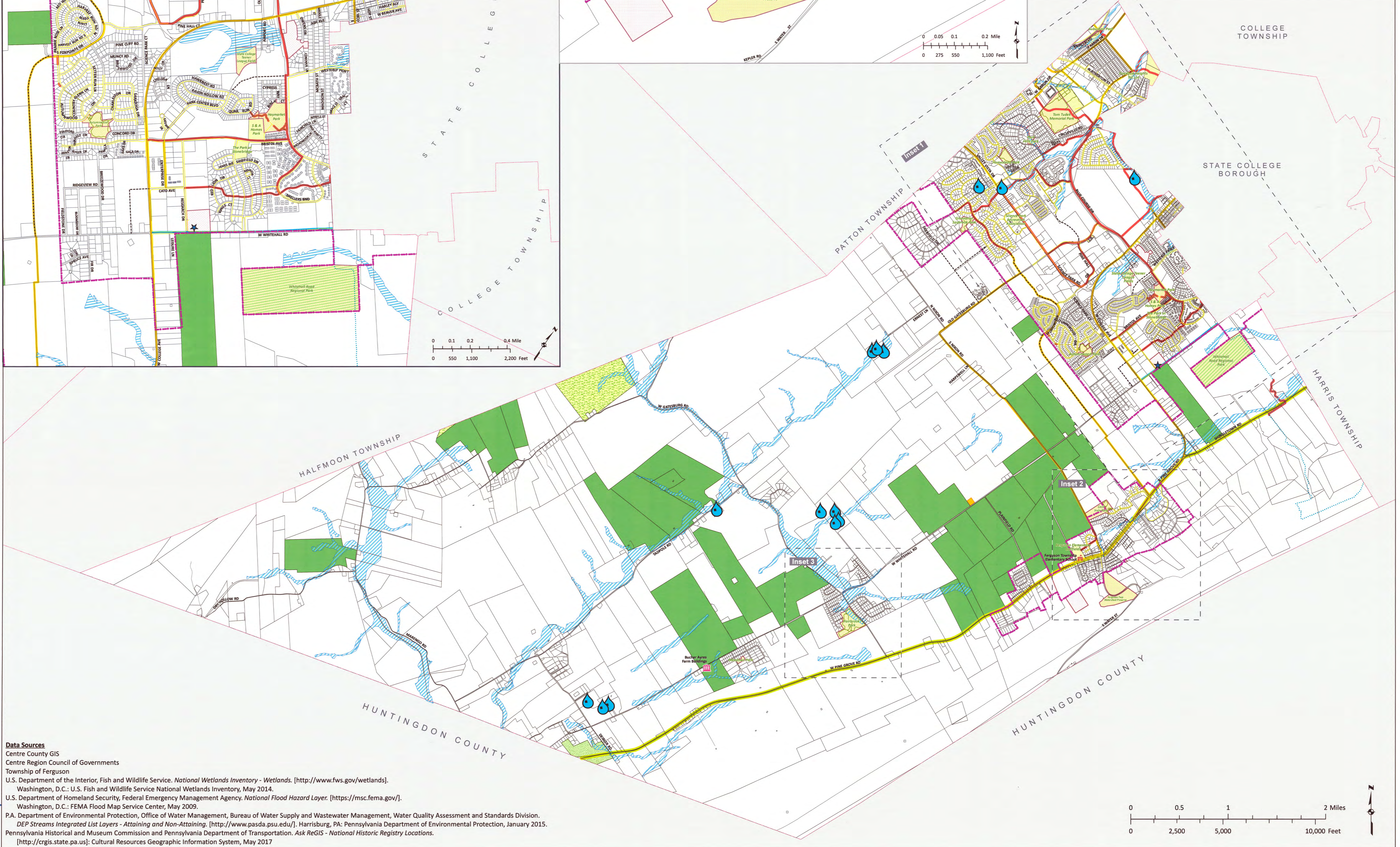
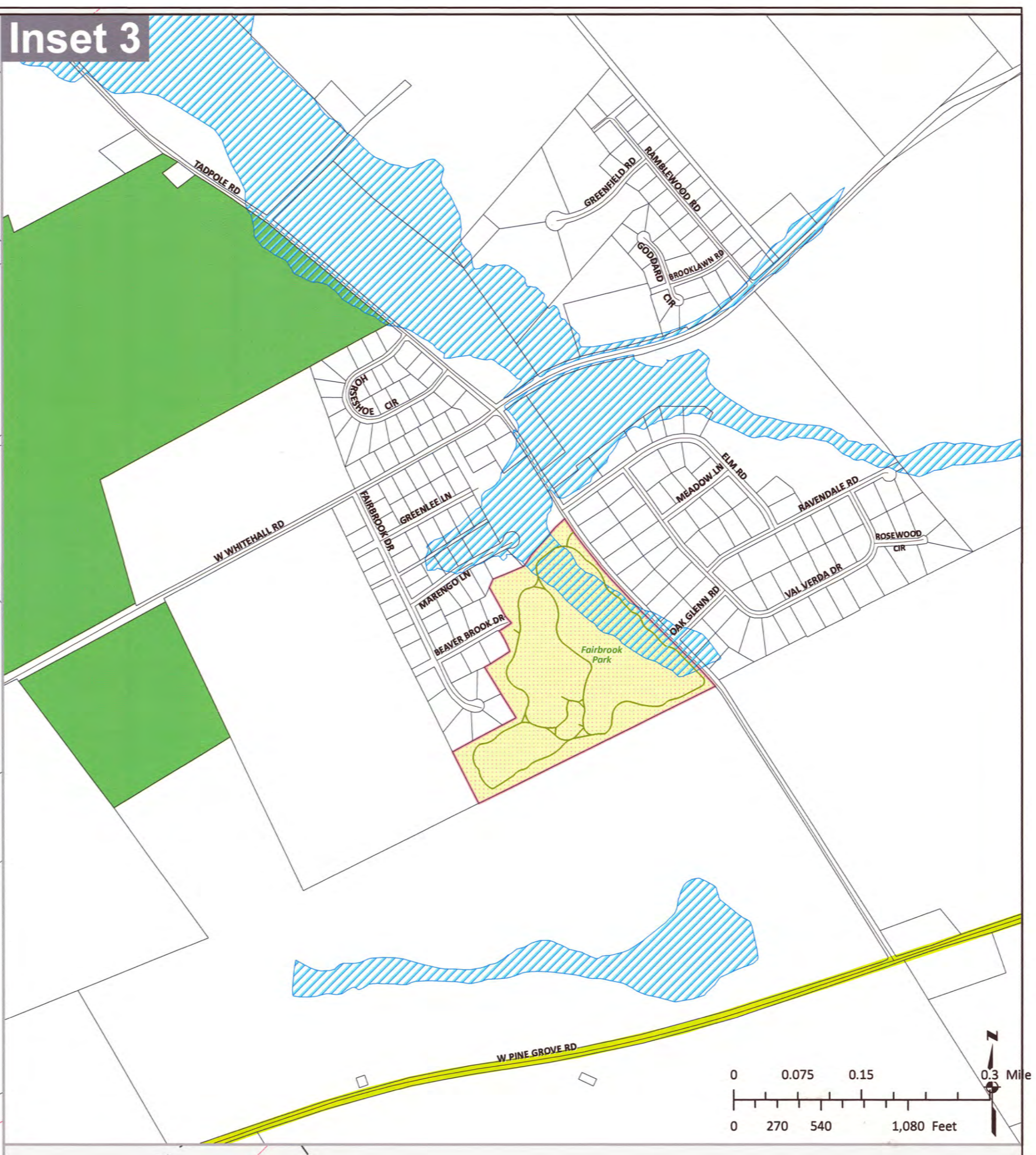
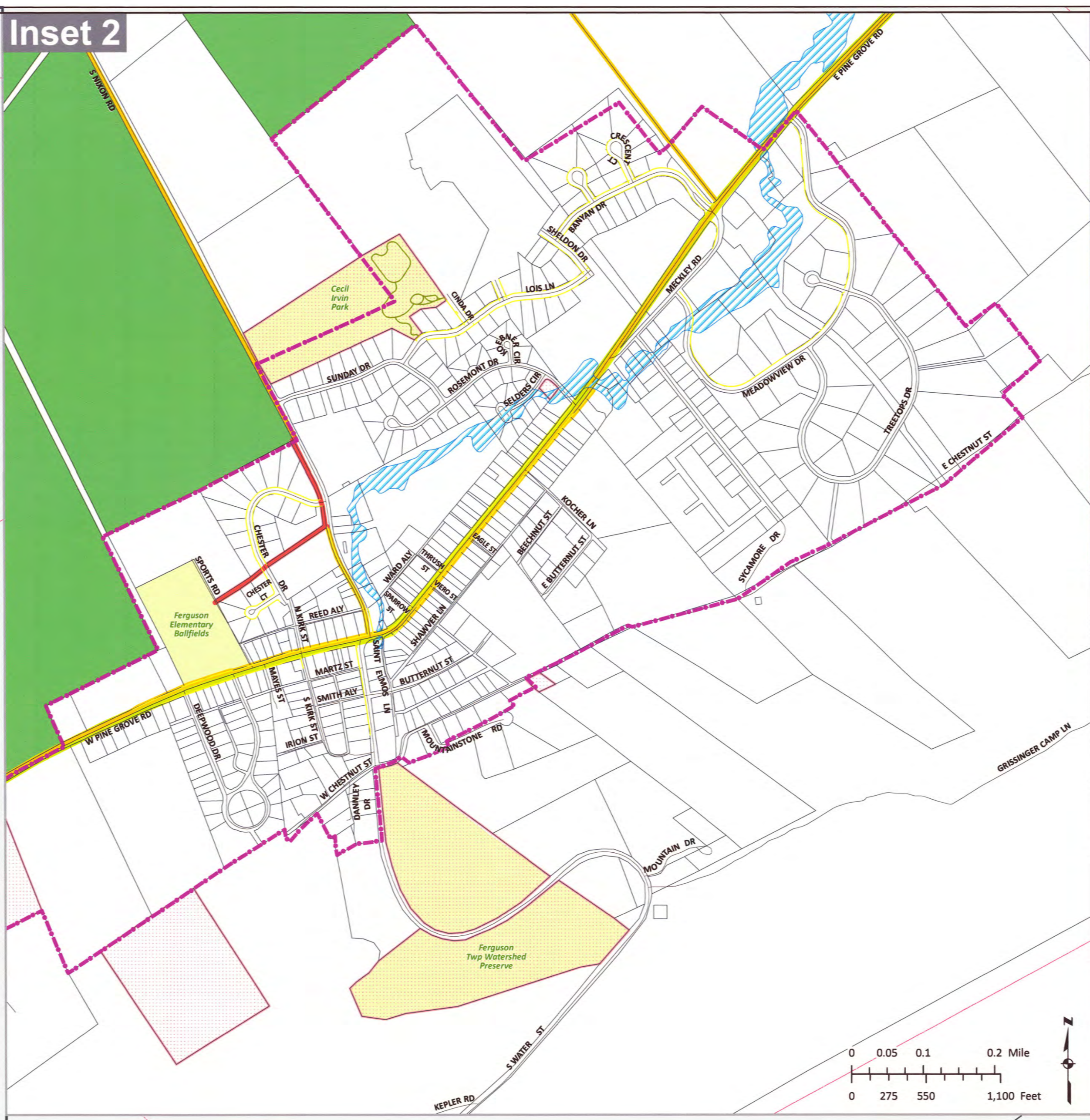
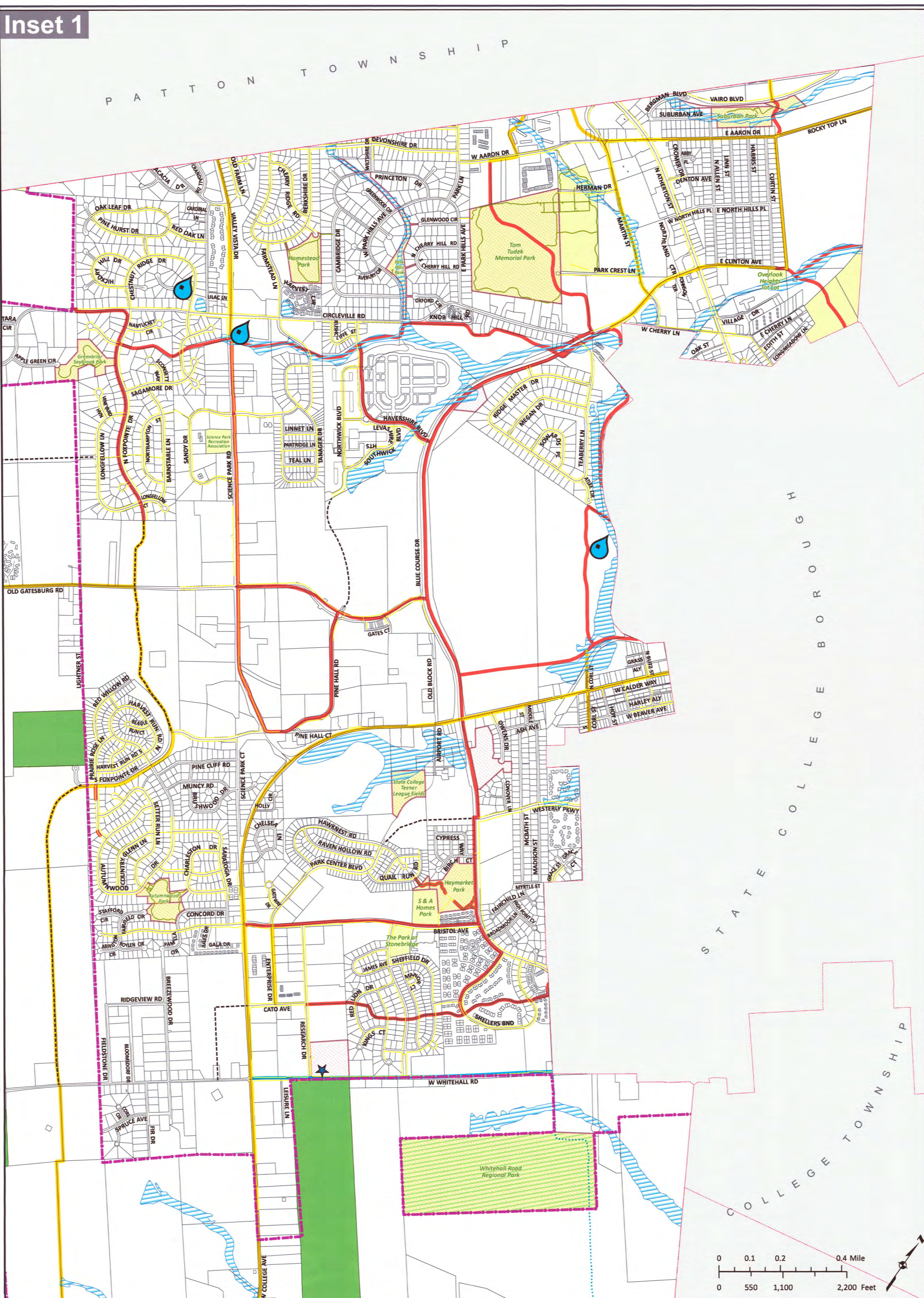
- Boundary Lines & Natural Features**
- 🟪 Regional Growth Boundary
 - 🏠 Parcels
 - 🟪 Municipal Boundaries
 - 🌊 Floodplains

- Parcels Included in PACE Agricultural Easements**
(Centre County's Purchase of Agricultural Conservation Easement (PACE) Program)
- 🌳 Halfmoon OSPP
 - 🌳 Pending Purchase
 - 🌳 Purchased

* Per the Centre Regional Planning Agency (CRPA) Regional Bike Plan, as amended May 23, 2016. Proposed Bicycle Facilities are shown as amended by Ferguson Township on 9/25/2017.

THIS IS TO CERTIFY THAT THIS IS THE OFFICIAL MAP OF THE TOWNSHIP OF FERGUSON REFERRED TO IN SECTION ___ OF ORDINANCE ___ OF THE TOWNSHIP OF FERGUSON, CENTRE COUNTY, PENNSYLVANIA.

CHAIRMAN	DATE
<i>Sally W. ...</i>	10-16-17
<i>Janet W. ...</i>	10-16-17
<i>R. ...</i>	10-16-2017
<i>M. ...</i>	10-16-2017
BOARD OF SUPERVISORS	DATE
<i>...</i>	10-23-17
TOWNSHIP MANAGER	DATE
<i>...</i>	10/16/2017

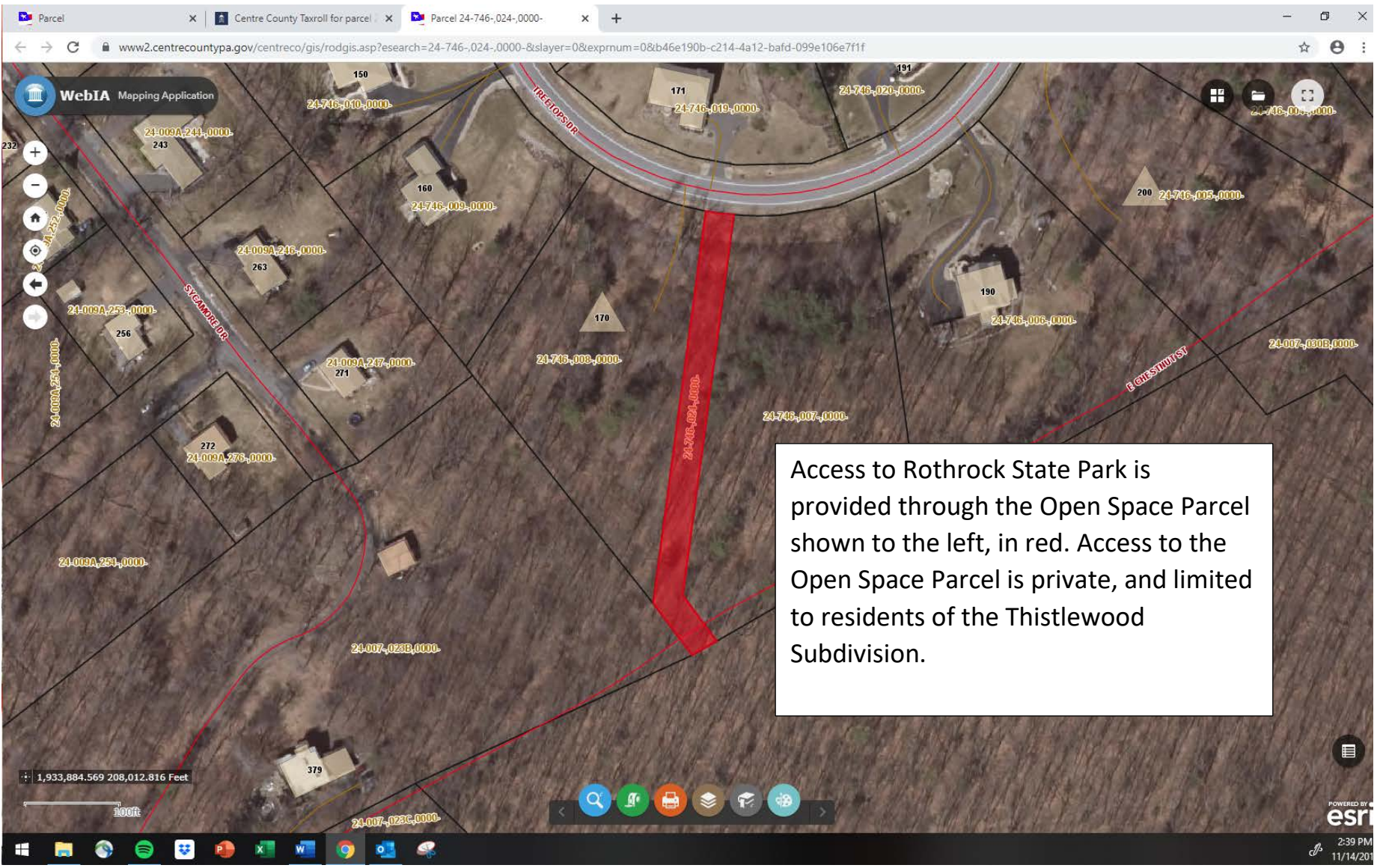


Data Sources
 Centre County GIS
 Centre Region Council of Governments
 Township of Ferguson
 U.S. Department of the Interior, Fish and Wildlife Service. National Wetlands Inventory - Wetlands. [http://www.fws.gov/wetlands]. Washington, D.C.: U.S. Fish and Wildlife Service National Wetlands Inventory, May 2014.
 U.S. Department of Homeland Security, Federal Emergency Management Agency. National Flood Hazard Layer. [https://msc.fema.gov/]. Washington, D.C.: FEMA Flood Map Service Center, May 2009.
 P.A. Department of Environmental Protection, Office of Water Management, Bureau of Water Supply and Wastewater Management, Water Quality Assessment and Standards Division. DEP Streams Integrated List Layers - Attaining and Non-Attaining. [http://www.pasda.psu.edu/]. Harrisburg, PA: Pennsylvania Department of Environmental Protection, January 2015.
 Pennsylvania Historical and Museum Commission and Pennsylvania Department of Transportation. Ask ReGIS - National Historic Registry Locations. [http://crgis.state.pa.us/]. Cultural Resources Geographic Information System, May 2017

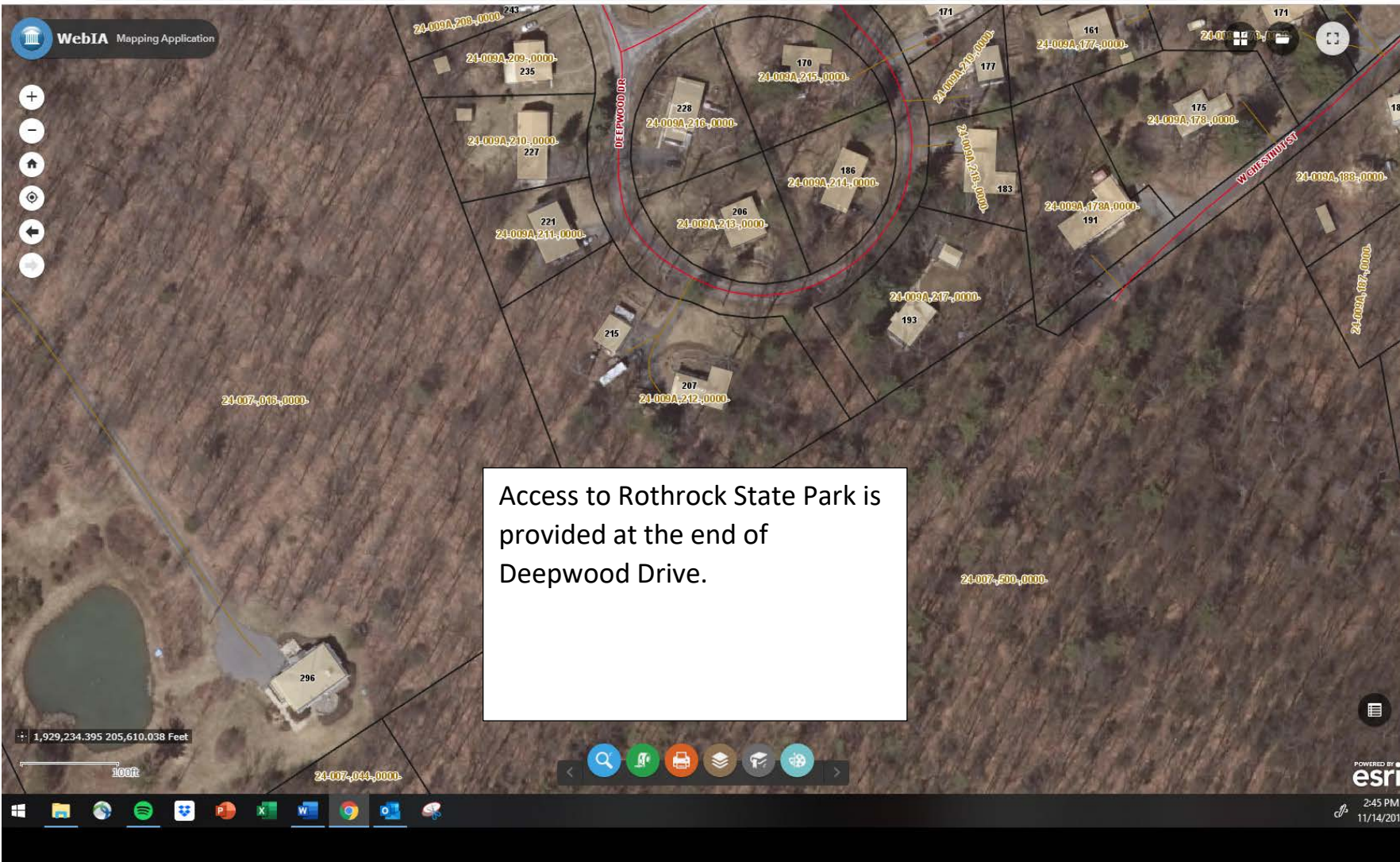


Map Date: 10/3/2017

Ferguson Township Municipal Building
 3147 Research Drive · State College, PA · 16801
 (814) 238-4651 · www.twp.ferguson.pa.us



Access to Rothrock State Park is provided through the Open Space Parcel shown to the left, in red. Access to the Open Space Parcel is private, and limited to residents of the Thistlewood Subdivision.

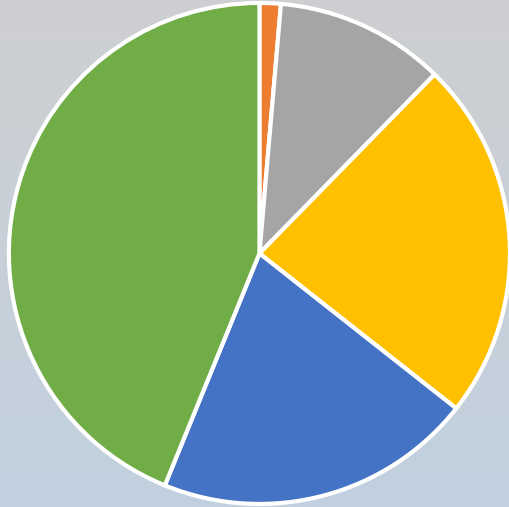


Access to Rothrock State Park is provided at the end of Deepwood Drive.

Online Survey Results

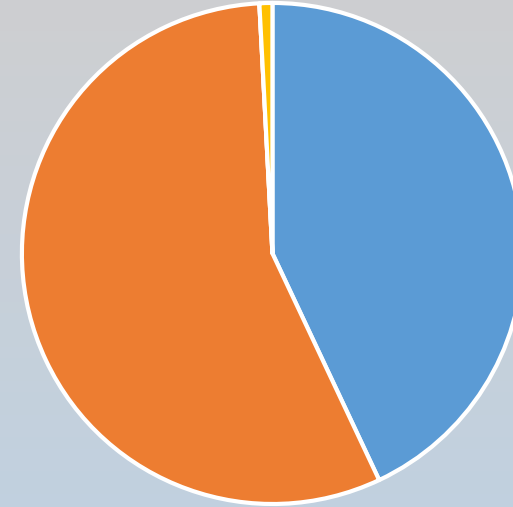
150 Surveys

Age



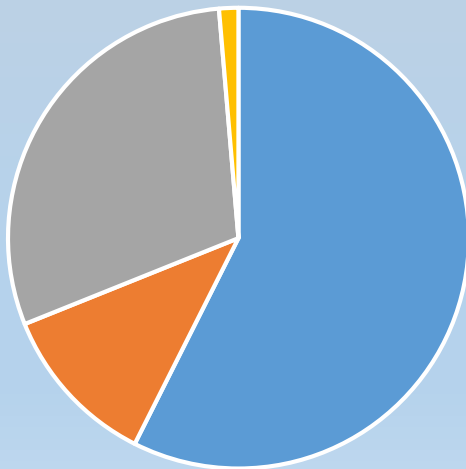
Under 18 (0) 18-24 (2) 25-34 (16) 35-44 (34) 45-54 (30) 55+ (64)

Gender



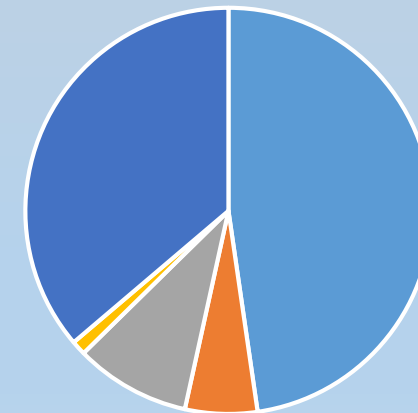
Male (62) Female (81) Other (0) Prefer not to answer (3)

Employment



Employed Full Time (85) Employed Part-Time (17)
Not in labor force (44) Unemployed (2)

Relationship to Pine Grove Mills

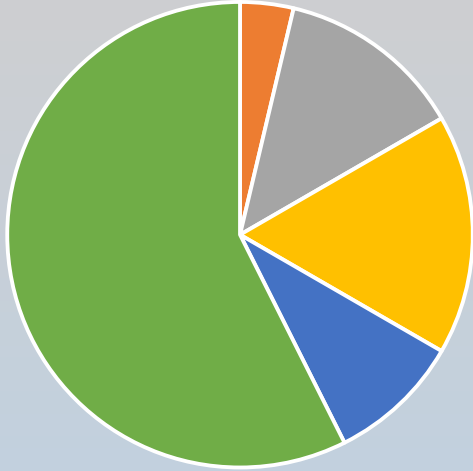


I live here (83) I work here (10)
I own a business here (16) I am not familiar with the area (2)
Other (63)

Hardcopy Survey Results

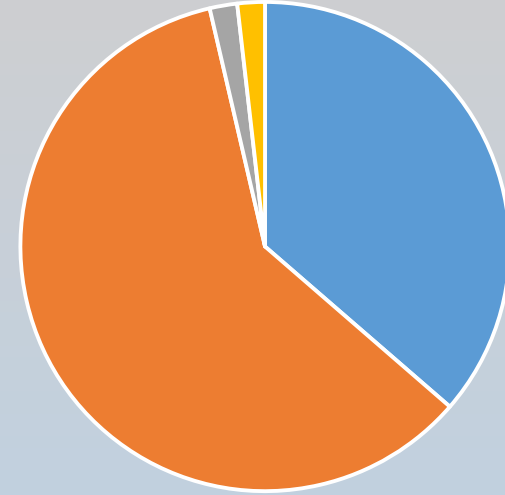
55 Surveys

Age



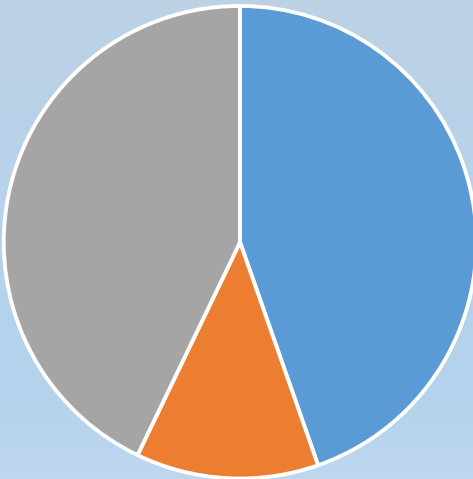
Under 18 (0) 18-24 (2) 25-34 (7) 35-44 (9) 45-54 (5) 55+ (31)

Gender



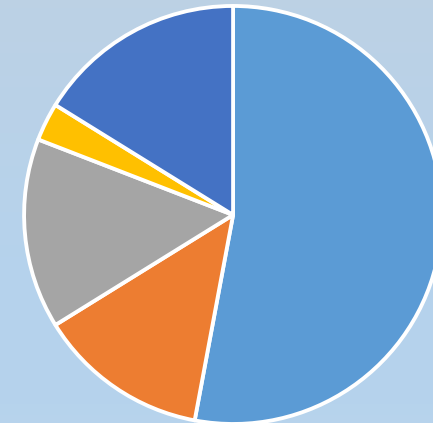
Male (20) Female (33) Other (1) Prefer not to answer (1)

Employment



Employed Full Time (25) Employed Part-Time (7)
Not in labor force (24) Unemployed (0)

Relationship To Pine Grove Mills

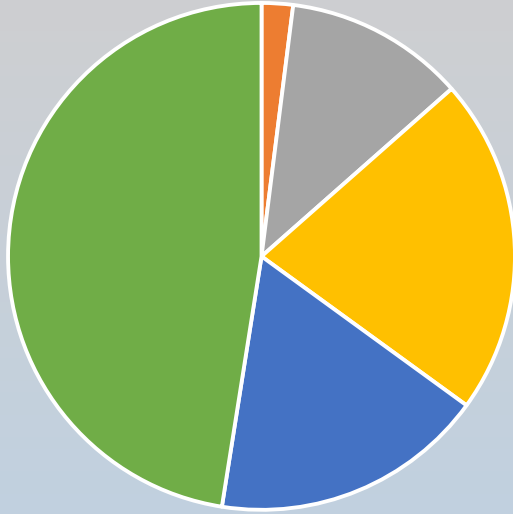


I live here (36) I work here (9)
I own a business here (10) I am not familiar with the area (4)
Other (11)

Complete Survey Total

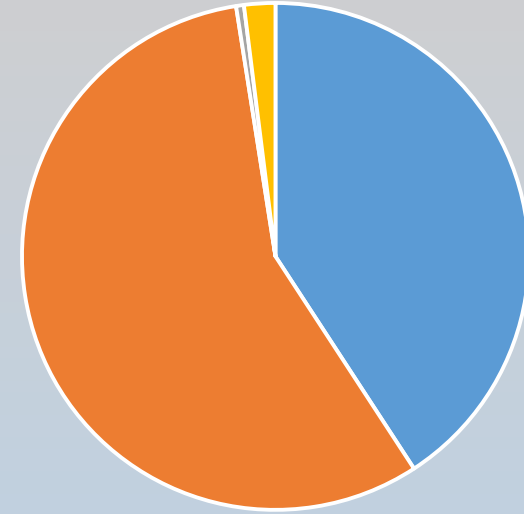
205 Total Surveys

Age



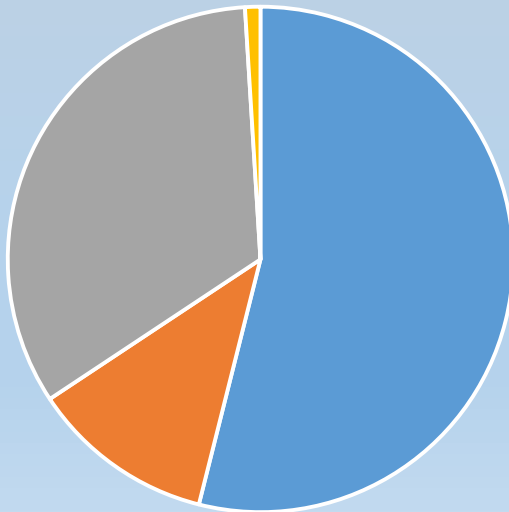
■ Under 18 (0)
 ■ 18-24 (4)
 ■ 25-34 (23)
 ■ 35-44 (43)
 ■ 45-54 (35)
 ■ 55+ (95)

Gender



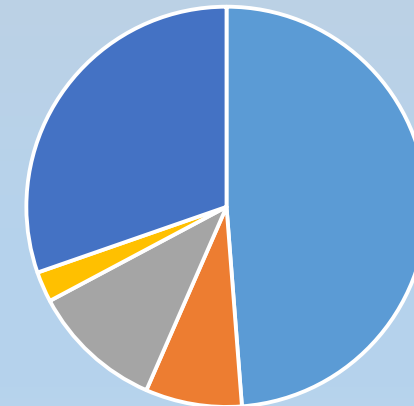
■ Male (82)
 ■ Female (114)
 ■ Other (1)
 ■ Prefer not to answer (4)

Employment



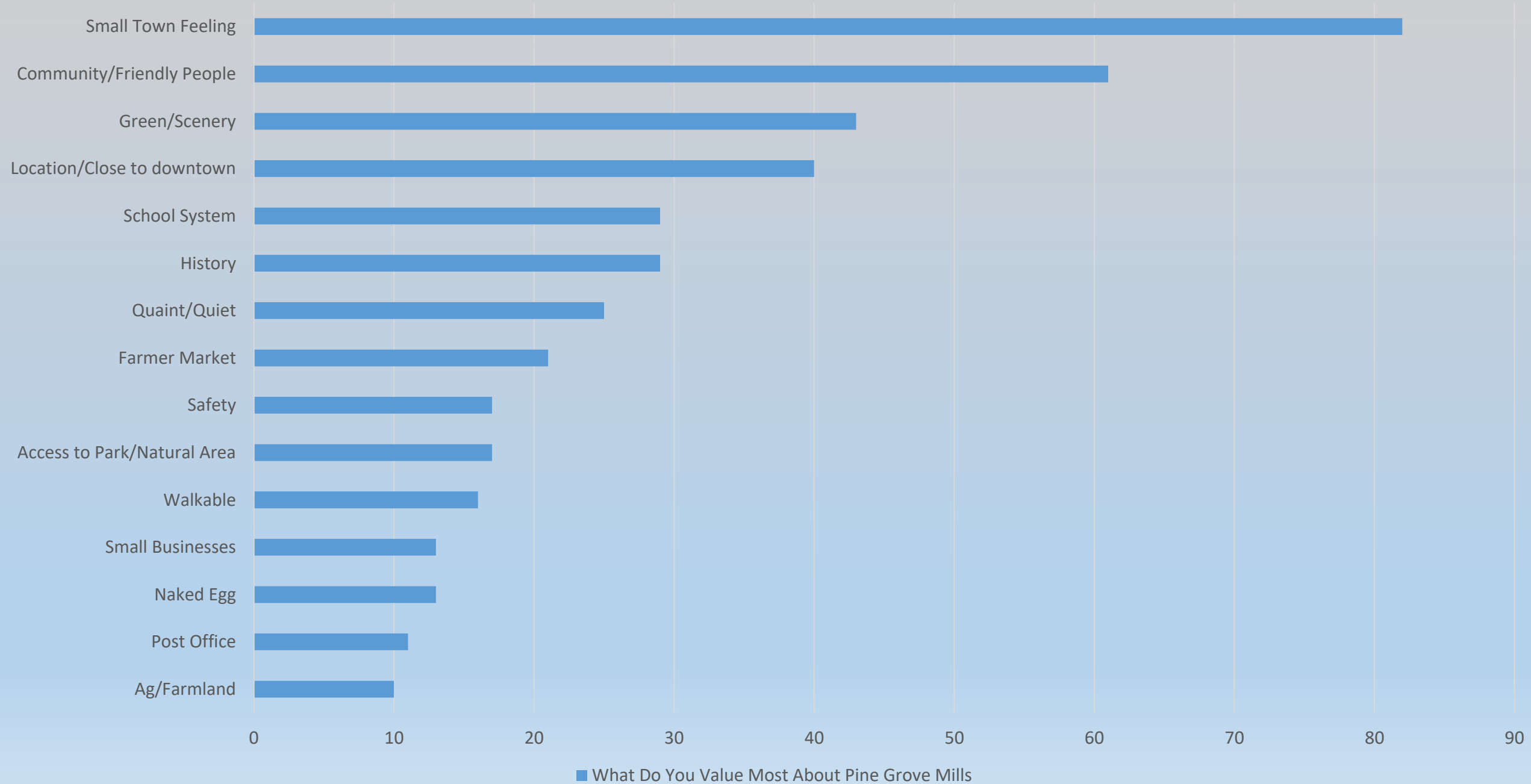
■ Employed Full Time (110)
 ■ Employed Part-Time (24)
 ■ Not in labor force (68)
 ■ Other (2)

Relationship to Pine Grove Mills

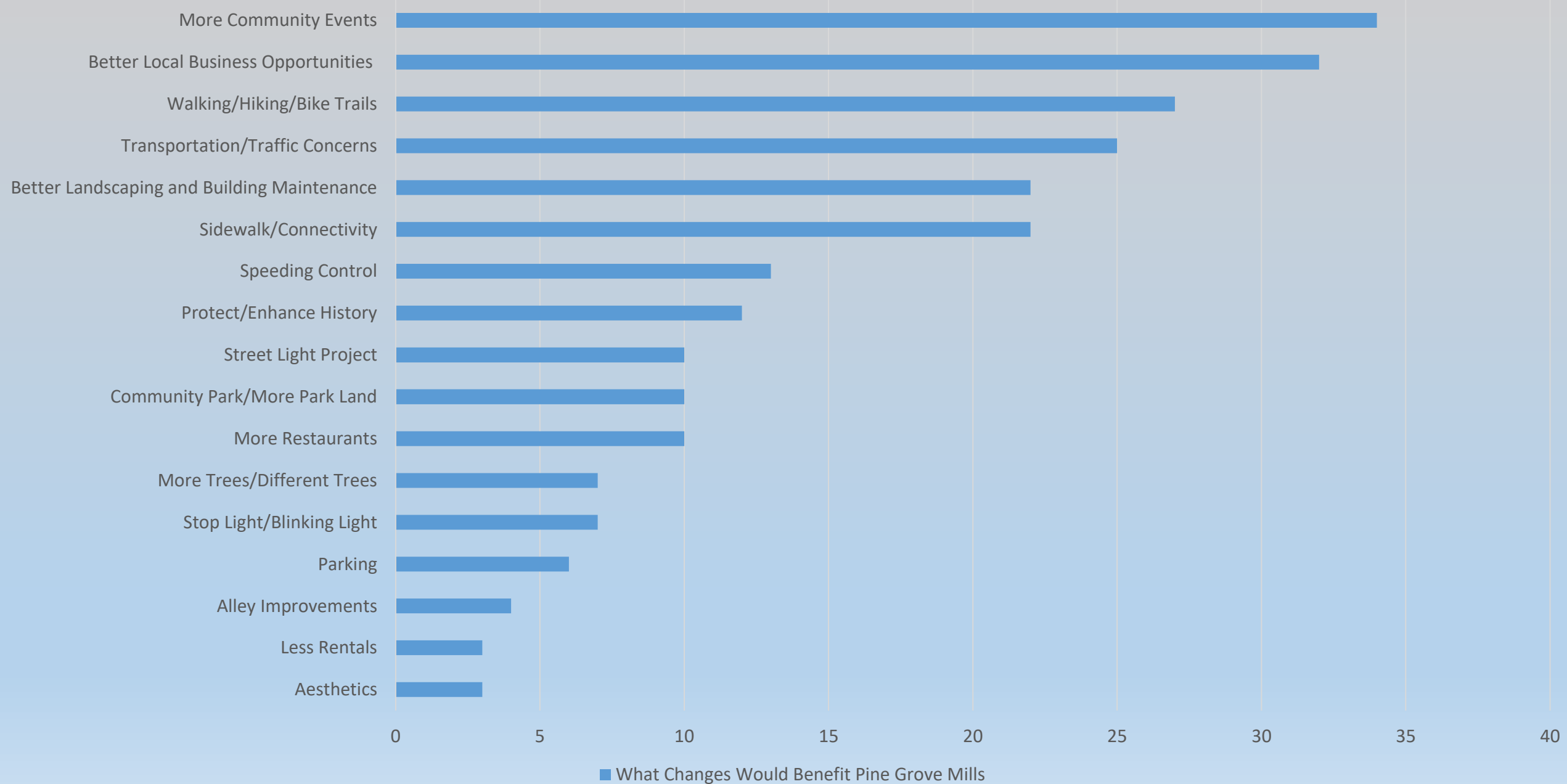


■ I live here (119)
 ■ I work here (19)
 ■ I own a business here (26)
 ■ I am not familiar with the area (6)
 ■ Other (74)

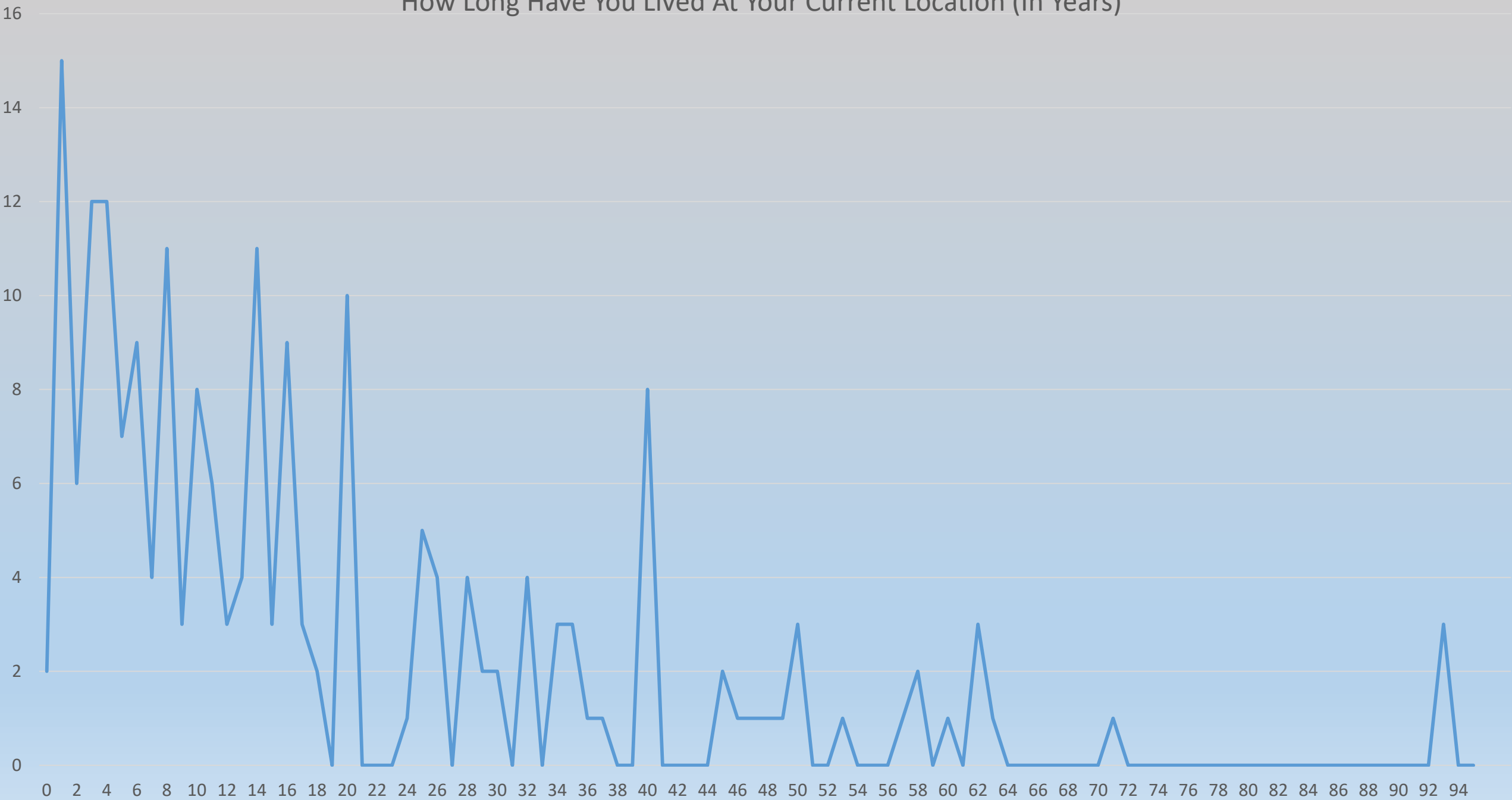
What Do You Value Most About Pine Grove Mills



What Changes Would Benefit Pine Grove Mills



How Long Have You Lived At Your Current Location (In Years)



PINE GROVE MILLS SMALL AREA PLAN

The links below provide access to various maps for the Pine Grove Mills Small Area Plan:

Pine Grove Mills Zip Codes Map -

https://www.zipmap.net/Pennsylvania/Centre_County/Pine_Grove_Mills.htm