

**SPRING TOWNSHIP PLANNING COMMISSION
1309 BLANCHARD STREET
BELLEFONTE, PA 16823
REGULAR MONTHLY MEETING
AUGUST 20, 2007
7:00 P.M.**

CALL TO ORDER:

Frank Miceli, who led the salute to the flag, called the meeting to order at 7:00 P.M.

PLANNING COMMISSION:

Members Present: Michael Bonchack, Thomas Craig, Edie Gordon, Thomas Harris, Frank Miceli, Gary Steis

Members Absent: Wayne Yearick

ZONING OFFICER:

Vaughn Zimmerman

GUESTS:

An attendance sheet is attached to original copy.

ACTION ON MINUTES OF JULY 16, 2007:

With no additions or corrections, it was on a motion of Thomas Harris seconded by Thomas Craig to approve the minutes of July 16, 2007. Being unanimously approved the motion carried.

HEARING OF VISITORS:

MISCELLANEOUS BUSINESS:

Due to the number of residents in attendance regarding the Graymont Rezoning Request this agenda item was addressed first.

Frank Miceli stated they received a letter dated April 13, 2007 regarding this request. Vaughn Zimmerman stated the Supervisors do not have this information at this time. Frank Miceli stated that it has been given to all the Planning Commission Members and once we have all the information, it may be necessary to schedule a workshop.

Graymont has requested that the zoning for the Tressler tract, tax parcel 13-4-61, be zoned I-1 Industrial rather than A-1 and A-2 Agricultural. This parcel borders on the Gentzel Quarry tract, and the intent is to mine the parcel in the future. If this request is recommended for approval, this parcel should be zoned RRD to allow for mining, not I-1.

Thomas Harris asked how this is coming back to the Planning Commission when we addressed this issue a couple months ago and were not ready to discuss at that time.

Ralph Shilling stated that the original request was made back in 1982 by Marblehead and the residents attended Supervisors and Planning Commission Meetings, as well as public hearings.

Jon Nirnberger also discussed this request stating that the Stover Development has been there since the 1970's. He stated the situation is livable now but to make it worse would be a bad situation. He also stated though that you can't deny the operation to get to the minerals they own.

The majority of the Stover Development residents do not want any surface mining because of the dust, noise and blasting.

Jon Nirnberger feels we should have some work sessions and have the residents feelings heard.

The Planning Commission instructed Vaughn Zimmerman to try and schedule a public meeting for sometime the week after Labor Day.

OLD BUSINESS:

OB1 – Preliminary/Final Plan – William R. & Kathryn S. Sprout Subdivision

Wayne Engle from Knapka Surveying was present to discuss the plans.

William and Kathryn Sprout seek to subdivide their 3.866 acre tract on Musser Lane into three lots, each over 1 acre in size. The existing house will sit on one lot, with the other two lots being approximately 1.354 in size. A boundary line agreement is pending between this property and the Lucas property (tax parcel 13-2-32L) next door, which has been made part of this plan. The deed references for this agreement will be included on this plan when available.

Frank Miceli asked about the issue of site distance for the driveways. Wayne Engle stated they went to the site and picked the best location for the driveways and it meets PennDOT criteria.

Gary Steis asked about the clear site distance easements. Wayne Engle stated it is noted on the plans. Vaughn Zimmerman stated this note should be on the deed.

At this time, all Spring Township comments have been addressed except those regarding a boundary line agreement. Centre County Planning Office comments have not been received at this time, but are expected to be minor in nature.

Subdivider is requesting 2 EDU's. Bellefonte Borough and Spring-Benner-Walker Joint Authority have both granted capacity. Centre County Planning Office has already granted their approval of the Component 3 Planning Module.

It was on a motion of Thomas Harris seconded by Michael Bonchack to recommend conditional approval of the Preliminary/Final Plan – William R. & Kathryn S. Sprout Subdivision, Re-subdivision of Lot 15R of Plat Book 52, pages 85-86, dated 5/21/07, last revised 8/8/07. Conditions of approval being completion of any Centre County Planning Office comments, inclusion of boundary line agreement information on plan and approval of Component 3 Planning Module by D.E.P. Being unanimously approved the motion carried.

NEW BUSINESS:

NB1 – Bridleridge Preliminary Subdivision Time Extension

The second 90-day time extension for this plan expires on August 21, 2007. Vaughn Zimmerman stated that Tony Fruchtl of Penn Terra Engineering has granted Spring Township a third 90-day time extension ending on November 20, 2007.

The reason for this time extension is because there are still unresolved traffic study problems. Michael Bonchack stated they will be fighting this battle for quite some time. He feels they will not receive a satisfactory traffic study.

It was on a motion of Michael Bonchack seconded by Gary Steis to approve the 90-day time extension for the "Bridleridge Preliminary Subdivision Plan" dated November 22, 2006, time extension to extend until November 20, 2007. On a vote of 5-0-1 the motion carried. Thomas Harris abstained from voting.

NB2 – Saddle Creek Preliminary Subdivision Time Extension

The second 90-day time extension for this plan expires August 21, 2007. Vaughn Zimmerman stated that Tony Fruchtl of Penn Terra Engineering has granted Spring Township a third 90-day time extension ending on November 20, 2007.

It was on a motion of Edie Gordon seconded by Thomas Craig to approve the 90-day time extension for the "Preliminary Subdivision Plan - Saddle Creek Subdivision" dated November 22, 2006, last revised January 10, 2007, time extension to extend until November 20, 2007. On a vote of 5-0-1 the motion carried. Thomas Harris abstained from voting.

NB3 – Conditional Use hearing for Dominion Transmission, Inc.

Ray Regan from Penn Terra Engineering was present to discuss the conditional use request.

Dominion Transmission, Inc. has applied for a conditional use to permit construction of a natural gas compression station. This is a permitted conditional use in the LI (Light Industrial) District.

David Mordan from Dominion Transmission, Inc. discussed the project. A 24" natural gas line is being constructed. The purpose of this project is to construct a relay station. They will construct 4 buildings.

Frank Miceli asked how many employees will be there at this site. David Mordan stated probably 1, but at time there could be 5 or 6.

Eddie Gordon asked why if this is allowed in Light Industrial why this is a conditional use. Vaughn Zimmerman stated it is a conditional use so we can place extra conditions on something like this.

David Mordan stated it is a 24 hours operation, but is not manned 24 hours a day. They are required to coordinate safety measures with police, EMS, Hazmat, etc. Thomas Harris asked when this will be operational. David Mordan stated they hope to have it in operation by November 2008.

Thomas Harris questioned impervious coverage – he feels it is a lot of impervious coverage. David Mordan stated it is approximately 5 acres of impervious coverage including building, pavement, gravel areas, etc.

David Mordan stated they have an agreement with Mr. Brooks that he can continue to farm around it.

Eddie Gordon asked their safety rate. David Mordan stated it is a very safe operation. He stated it is the safest mode of transportation for this. Eddie Gordon asked if something were to go wrong what would that be. David Mordan discussed this issue stating that the worst possible scenario would be that gas could leak into the air.

Thomas Craig asked if being that close to the quarry would be a problem. David Mordan stated "no" they as well as Texas Eastern have been in contact with Graymont.

Thomas Harris stated that they are taking a sizeable amount of our Ag land and hopes that is minimized. Eddie Gordon asked how many acres are left for farming. David Mordan stated approximately 15-20 acres.

It was on a motion of Frank Miceli seconded by Thomas Harris to recommend to the Supervisors conditional approval of the conditional use for Dominion Transmission, Inc. as long as it complies with the Zoning Ordinance. Being unanimously approved the motion carried.

Vaughn Zimmerman stated the Supervisors have set a Public Hearing for September 4, 2007.

NB4 – Conditional Use Hearing for CCK Properties/F.T. Silfies

Bruce Donovan of S.T. Silfies and John Koltay of CCK Properties were present to discuss the conditional use request.

CCK Properties (John Koltay) seeks to develop lots 14 and 15 of Penn Eagle Industrial Park as an operations center for F.T. Silfies, a trucking company. This proposed use would fall under the “Truck or Motor Freight Terminal” conditional use in the Light Industrial District.

Bruce Donovan stated their current facility is located on Reese Road. They have outgrown that facility and are looking to build a new facility.

They are currently operating approximately 40 units that leave between 2:00-4:00 a.m. and return after 5:00 p.m. Most trucks make 1 trip out and in a day. The units are parked empty. Loaded units are parked at the customer’s site. They are not short trips – most trucks go to Butler, Ohio, etc.

There will be approximately 6-8 administrative employees at the site.

Frank Miceli asked what their time frame is. Bruce Donovan stated they would like to be up and running before winter.

John Koltay stated the current vegetation will stay there. Vaughn Zimmerman stated that would satisfy the slope issue.

Michael Bonchack asked if fuel will be stored on site. Bruce Donovan stated fuel will not be stored on site. Michael Bonchack also asked about used anti-freeze. Bruce Donovan stated they have a company that picks this up and puts it into drums.

Frank Miceli is concerned with the tractor trailer traffic. Bruce Donovan stated there is already tractor trailer traffic up there because of Woodcraft Industries, Kohl Building, etc.

Thomas Harris is concerned with the large amount of gravel area. He is not sure that is comparable to what is out there. Vaughn Zimmerman stated most areas around there are paved, but gravel is allowed.

It was on a motion of Frank Miceli seconded by Michael Bonchack to recommend to the Supervisors conditional approval upon the following conditions being met. Being unanimously approved the motion carried.

1. Township staff look at the amount of gravel proposed
2. Preserve as much vegetation as feasible. Plan should be specific regarding this issue and detail how this is being accomplished.
3. Maintain at least a 50’ buffer area in the rear of the property
4. Truck traffic should flow around Rolling Ridge Drive away from the Woodcraft building for safety and better traffic flow.

MISCELLANEOUS BUSINESS:

MB1 – Zoning Ordinance Amendment Request Letters

1. Michael Glass: Gave several comments for consideration regarding the TND option and the A-2 TND Conditional Use Option. Spring Township Board of Supervisors is generally in favor of these requests and suggestions.
2. David Grove: Letter requesting that density and open space requirements in A-1 remain as they were in previous ordinance.
3. CBICC: Gave a number of comments regarding the new Zoning Ordinance. Many of these comments have already been addressed (editorial changes) or are non-issues.

The Planning Commission would like copies of the new Zoning Ordinance to look at these requests in September.

CORRESPONDENCE:

ADJOURNMENT:

With no further business to discuss, the meeting adjourned by acclamation at 9:25 p.m.

Korena J. DeFurio
Recording Clerk