

**SPRING TOWNSHIP PLANNING COMMISSION  
1309 BLANCHARD STREET  
BELLEFONTE, PA 16823  
REGULAR MONTHLY MEETING  
December 18, 2006  
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:** Thomas Craig, Edie Gordon, Frank Miceli, Gary Steis, Wayne Yearick

**Members Absent:** Michael Bonchack, Thomas Harris

**ZONING OFFICER:**

Vaughn Zimmerman

**GUESTS:**

An attendance sheet is attached to original copy.

**ACTION ON MINUTES OF NOVEMBER 20, 2006:**

With no additions or corrections, it was on a motion of Thomas Craig seconded by Edie Gordon to approve the minutes of November 20, 2006 as submitted. Being unanimously approved the motion carried.

**HEARING OF VISITORS:**

**OLD BUSINESS:**

**OB1 – Waiver Requests for Kerstetter Subdivision**

Vaughn Zimmerman stated we received written waiver requests in the mail.

HRG Inc., on behalf of the Robert L. Kerstetter Estate, is requesting waivers from sections 206.2.I and 309 of the Spring Township Subdivision and Land Development Ordinances. These two sections were the basis for both conditions of approval which were placed on the Preliminary Subdivision Plan.

Frank Miceli asked why these items are issues now and not a few weeks ago. Vaughn Zimmerman stated that Ron Seybert at Trans Associates recommends that a waiver to Section 206.2.I not be granted. Reasoning for this is that any deficiencies in the traffic study may result in significant changes to the Subdivision Plan, and traffic issues in that span of roadway are a delicate issue. He was informed by the engineer that these 2 items have not been addressed and they are trying to address them as waivers at this time to move things along.

Section 309 requires approval of the community water system by DEP. As approval of this water system is not determined by Spring Township personnel, and as no building permits may be issued without an approved water source, Vaughn Zimmerman stated he had no objection to granting of this waiver.

Frank Miceli stated he doesn't feel these waivers are necessary because these things need to be addressed before final plans can be approved.

**MOTION #1:** It was on a motion of Wayne Yearick seconded by Edie Gordon to recommend denying waiver request to Section 206.2.I of the Spring Township Subdivision and Land Development Ordinance for the Preliminary Subdivision Plan for the Robert L. Kerstetter Estate, dated July 26, 2006, last revised November 6, 2006. Being unanimously approved the motion carried.

**MOTION #2:** It was on a motion of Wayne Yearick seconded by Thomas Craig to recommend denying waiver request to Section 309 of the Spring Township Subdivision and Land Development Ordinance for the Preliminary Subdivision Plan for the Robert L. Kerstetter Estate, dated July 26, 2006 last revised November 6, 2006. Being unanimously approved the motion carried.

**NEW BUSINESS:**

**NB1 – Emergency Services Training Facility Phase 2**

Robert Hoffman was here to present the plans.

Centre County plans to continue development of the Emergency Services Training Facility with Phase 2. Phase 2 will include construction of the training tower, some parking and paving and additional landscaping requirements. Phase 1 of this land development is currently under construction.

They propose to put the project out for bid in January, receive bids in February, award the bid in March and start construction by June 1, 2007.

There will be no training at the facility until Phase 2 is complete.

Phase 3 will include the maintenance building and props. Funding is not in place for Phase 3 at this time.

Phase 2 will include guide rails around the training facility and at the completion of Phase 2 the facility will have a locked gate.

At the completion of Phase 1 the facility will be fenced in for security and safety purposes.

At this time, all required comments from Spring Township and Don Franson have been addressed. Comments at this time have not been received from Centre County Planning Office, but any comments are expected to be minor in nature.

It was on a motion of Wayne Yearick seconded by Gary Steis to recommend conditional approval of the Centre County Emergency Services Training Facility Final Land Development Plan Phase 2, dated 11/22/06, last revised 12/4/06. Condition of approval being completion of any remaining Centre County Planning Office comments. Being unanimously approved the motion carried.

#### **NB2 – Penn Eagle Lot 14 and 15 Proposal**

Jason Slocum from Keller Engineers was present to discuss the plans.

John Koltay proposes to build a transportation/operations dispatch center for a local trucking firm on lots 14 & 15 in Penn Eagle Industrial Park. The repair shop will be approximately 3000 s.f. and the office will be approximately 1800 s.f.

Bruce Donovan, owner of the current trucking facility, hopes to have a transportation/operations dispatch center for a local trucking firm.

It is not their intent to store loaded trailers on site. Occasionally a truck may be there loaded overnight, but that is not their intent.

Wayne Yearick asked if this fits the look of that area. Bruce Donovan stated it will be buffered, fenced or landscaped. It is zoned light industrial. Most of the properties back there are commercial or light industrial.

Vaughn Zimmerman stated that he talked to Bill MacMath about this and also met with John Miller.

Vaughn Zimmerman informed them that they should look at noise issues.

They are currently located on Reese Road in State College and have outgrown the current facility so that is why they wish to relocate to Penn Eagle Industrial Park.

Bruce Donovan stated that most of the business will be hauling lime for Graymont to the western part of Pennsylvania and Ohio. They have a few other customers in the area and are trying to build their customer base.

Wayne Yearick questioned snow removal. Bruce Donovan stated they would contract out for now removal services.

The main concern at this time is the interpretation of use. Vaughn Zimmerman stated he is still trying to get written comment on this. Frank Miceli feels this is a trucking terminal and isn't allowed in this area.

No motion needed, discussion only.

### **MISCELLANEOUS BUSINESS:**

#### **MB1 – Nittany Valley Zoning Ordinances**

Frank Miceli stated he seen in I-2 there are freight and trucking terminals and do we really want this.

Vaughn Zimmerman stated he and bill are re-writing the in-lieu-of open space parkland section of the Ordinance. The Planning Commission would like the in-lieu-of fee to be \$2500 per unit not \$1500 per unit. Frank Miceli feels this should be on the Township's fee schedule.

Vaughn Zimmerman presented a map to the Planning Commission members for discussion on the Scott property. Frank Miceli stated he feels it should be A-2. Frank Miceli also questioned why a portion of Rishel Hill Road is being proposed conservation. He feels it should be Agricultural. It is currently zoned R-1 and Frank Miceli feels it should stay as it, but after seeing what it is currently zoned he doesn't feel it should remain R-1. He feels it should be Ag 2 and that we should stick with the Comp Plan.

### **CORRESPONDENCE:**

### **ADJOURNMENT:**

With no further business to discuss, it was on a motion of Edie Gordon seconded by Thomas Craig to adjourn the meeting. Being unanimously approved the meeting adjourned at 8:40 p.m.

Korena J. DeFurio  
Recording Clerk