

**SPRING TOWNSHIP PLANNING COMMISSION
1309 BLANCHARD STREET
BELLEFONTE, PA 16823
REGULAR MONTHLY MEETING
FEBRUARY 19, 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 JANUARY 22, 2007:

With no additions or corrections, it was on a motion of Thomas Craig seconded by Edie Gordon to approve the minutes of January 22, 2007. Being unanimously approved the motion carried.

HEARING OF VISITORS:

OLD BUSINESS:

NEW BUSINESS:

NB1 – Country Cove II Time Extension

Pat Hubert of PTH Surveying & Design has granted Spring Township a 90-day time extension for the Preliminary/Final Land Development Plan for Country Cove II. This time extension is necessary to allow sufficient time for this plan to be addressed by the Spring Township Supervisors, time extension to end on May 22, 2007.

It was on a motion of Thomas Harris seconded by Michael Bonchack to approve the 90-day time extension for the Preliminary/Final Land Development Plans for Country Cove II, dated 11/22/06, last revised 2/7/07. Being unanimously approved the motion carried.

NB2 – Country Cove II Preliminary/Final Land Development Plan

Pat Hubert of PTH Surveying & Design was here to present the plan.

CDG Properties proposes to develop a multi-family parcel of ground opposite from the Country Cove land development. Eight single family homes organized into a condominium association are proposed to be constructed on this 1.68 acre parcel. The Phase II Preliminary Plan allowed for 29 total multi-family units, 12 of which were allocated in the first Country Cove land development. This plan would bring the total number of these units allocated to 20 out of 29.

They will be 3 bedroom ranch style homes with walk out basements and 2 car garages. The driveways will be off of Jonathan Lane. The units are approximately 1700 s.f.

Sewer service has previously been approved with a planning module encompassing the entire development. Water service has not been approved at this time by Bellefonte Borough. Approval of the E&S Plan has not been received from Centre County Conservation District at this time.

Michael Bonchacks concern is with the driveways being so steep and having to back out onto Jonathan Lane. He asked if there could be a common turn around for the units. Pat Hubert asked if they could put a “bump out” (like a “T”) for the vehicles to turn around.

Frank Miceli asked Vaughn Zimmerman if Don Franson has any issues with the slope. Vaughn Zimmerman stated Don only has a couple issues still outstanding, but only one dealing with the slope of one driveway.

At this time, all comments from this office and Centre County Planning Office have been addressed. Comments issued by Don Franson have been received, and he recommends approval once his remaining comments have been addressed.

It was on a motion of Michael Bonchack seconded by Thomas Harris to recommend conditional approval of the Preliminary/Final Land Development Plan for Country Cove II, dated 11/22/06, last revised 2/7/07. Conditions of approval being completion of any remaining comments issued by Don Franson, Spring Township Engineer, approval of water service by Bellefonte Borough, approval of the E&S Plan by Centre County Conservation District and that the plan be amended to show the correction to the driveways. Being unanimously approved the motion carried.

NB3 – Fox Hill Phase 2 Preliminary/Final Land Development Plan

Andy Haines with S & A Homes was here to present the plans.

Fox Hill Housing is proposing to construct a 48-unit apartment building for senior housing. This building will be similar to the currently existing Fox Hill Apartment buildings and will contain the same number of units as the first phase. Access to the building is off Rockrimmon Drive, a private road.

Andy Haines stated that the second set of units will have more laundry facilities and less common areas.

This plan conforms to Spring Township zoning ordinances, and review comments by this office, Centre County Planning Office and Don Franson have all been addressed. Bellefonte Borough has committed to water services for this development, and the Centre County Conservation District has approved this plan.

A Component 3 Planning Module has been completed and submitted to Spring Township for review.

Stormwater will be handled by a basin located in Phase I.

Gary Steis asked when the Highway Occupancy Permit was done for the first phase, was this phase taken into consideration. Andy Haines stated “yes there was a traffic study done”.

Andy Haines stated they are asking for a waiver of the two-stage process because of financing issues and the time frame they are working with. The units must be complete and ready for occupancy by the end of 2008.

MOTION #1 – It was on a motion of Thomas Craig seconded by Edie Gordon to grant approval of the waiver request to Chapter 22, Section 201 of the Spring Township Subdivision and Land Development Ordinance for the Preliminary/Final Land Development Plan for Fox Hill Senior Apartments Phase 2, dated 12/27/06, last revised 2/7/07. Being unanimously approved the motion carried.

MOTION #2 – It was on a motion of Michael Bonchack seconded by Thomas Harris to recommend conditional approval of the Preliminary/Final land Development Plan for Fox Hill Senior Apartments Phase 2, dated 12/27/07, last revised 2/7/07. Condition of approval being approval of the Component 3 Planning Module by D.E.P. Being unanimously approved the motion carried.

NB4 – Component 3 Planning Module for Fox Hill Senior Apartments Phase 2

A component 3 Planning Module is required for Fox Hill Senior Apartments Phase 2. This module will grant the developer the 48 EDU’s required for this project.

It was on a motion of Edie Gordon seconded by Gary Steis to recommend approval of the Component 3 Planning Module for 48 EDU's for the Preliminary/Final Land Development Plan for Fox Hill Senior Apartments Phase 2. Being unanimously approved the motion carried.

MISCELLANEOUS BUSINESS:

MB1 – Nittany Valley Planning Commission

Frank Miceli stated at the meeting Thursday evening Bellefonte Borough wants to add a relief line to the Bellefonte interceptor. Our Act 537 plan would have to be amended. William MacMath put a memo out to the Planning Commission members.

It was on a motion of Frank Miceli seconded by Thomas Craig to recommend that the Planning commission take no action due to conflicting engineering information and that the Township should make some comment during the comment period. Being unanimously approved the motion carried.

Open Space and Parkland Ordinance – Vaughn Zimmerman stated this section was consolidated. He feels comfortable adding this section to the ordinance at this time. The Planning Commission members were informed to get any comments back to Vaughn Zimmerman with the next week. Frank Miceli wants a final version by the next meeting.

TDR's as it relates to TND's – Vaughn Zimmerman stated that 2 out of the 3 supervisors are not in favor of TDR's because it increases development cost.

Frank Miceli asked Vaughn Zimmerman to see if the Supervisors would like to meet and discuss TDR's and also invite Chris Price from the County Planning Office to the meeting.

Sign Ordinance – Vaughn Zimmerman stated it is pretty simple with a few minor modifications, but he feels this will work. Thomas Harris feels there shouldn't be plastic internally lit signs on College Ave.

CORRESPONDENCE:

ADJOURNMENT:

With no further business to discuss, it was on a motion of Michael Bonchack seconded by Thomas Craig to adjourn the meeting. Being unanimously approved the meeting adjourned at 8:35 p.m.

Korena J. DeFurio
Recording Clerk