

**SPRING TOWNSHIP PLANNING COMMISSION**  
**1309 BLANCHARD STREET**  
**BELLEFONTE, PA 16823**  
**REGULAR MONTHLY MEETING**  
**January 22, 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:** Thomas Craig, Edie Gordon, Thomas Harris, Frank Miceli, Gary Steis, Wayne Yearick

**Members Absent:** Michael Bonchack

**ZONING OFFICER:**

Vaughn Zimmerman

**GUESTS:**

An attendance sheet is attached to original copy.

**REORGANIZATION:**

At this time, the meeting was turned over to Vaughn Zimmerman for election of officers for 2007.

Vaughn Zimmerman opened nominations for Chairman. Edie Gordon nominated Frank Miceli for Chairman. Thomas Harris seconded the motion. Thomas Craig made a motion to close nominations for Chairman. Edie Gordon seconded the motion. Being unanimously approved, Frank Miceli was nominated as Chairman for 2007.

Vaughn Zimmerman opened nominations for Vice-Chairman. Edie Gordon nominated Michael Bonchack for Vice-Chairman. Wayne Yearick seconded the motion. Wayne Yearick made a motion to close nominations for Vice-Chairman. Thomas Harris seconded the motion. Being unanimously approved, Michael Bonchack was nominated as Vice-Chairman for 2007.

Vaughn Zimmerman opened nominations for Secretary. Wayne Yearick nominated Thomas Harris for Secretary. Edie Gordon seconded the motion. Thomas Craig made a motion to close nominations for Secretary. Gary Steis seconded the motion. Being unanimously approved, Thomas Harris was nominated as Secretary for 2007.

**ACTION ON MINUTES OF DECEMBER 18, 2006:**

With no additions or corrections, it was on a motion of Thomas Craig seconded by Gary Steis to approve the minutes of December 18, 2006 as submitted. Being unanimously approved the motion carried.

**HEARING OF VISITORS:**

**OLD BUSINESS:**

**OB1 – Koltay Homes – Proposed Trucking Terminal/Dispatch Center**

Vaughn Zimmerman stated John Miller thinks it might be a permitted use in light industrial, if we have more facts. It is a gray area.

**NEW BUSINESS:**

**NB1 – Time Extension for Ault/Smith Subdivision and Replot**

Tony Fruchtl of Penn Terra Engineering has granted Spring Township a 90-day time extension for review of the “Final Plan, Lands of the Ault Family Limited Partnership and Lands of the Doris L. Smith Revocable Living Trust Subdivision and Replots”, dated October 25, 2006, last revised January 10, 2007.

It was on a motion of Thomas Harris seconded by Thomas Craig to recommend approval of the 90-day time extension for the “Final Plan, Lands of the Ault Family Limited Partnership and Lands of the Doris L. Smith Revocable Living Trust subdivision and Replots – Tax Parcel 13-3-80 – Tract 2 and Tax Parcel 13-4-72”, dated October 25, 2006, last revised January 10, 2007. Being unanimously approved the motion carried.

**NB2 – Time Extension for Saddle Creek Preliminary Subdivision**

Tony Fruchtl of Penn Terra Engineering has granted Spring Township a 90-day time extension for review of the “Preliminary Subdivision Plan – Saddle Creek Subdivision”, dated November 22, 2006, last revised January 10, 2007.

It was on a motion of Thomas Craig seconded by Wayne Yearick to recommend approval of the 90-day time extension for the Preliminary Subdivision Plan – Saddle Creek subdivision”, dated November 22, 2006, last revised January 10, 2007. Being unanimously approved the motion carried.

### **NB3 – Time Extension for Bridleridge Preliminary Subdivision**

Tony Fruchtl of Penn Terra engineering has granted spring Township a 90-day time extension for review of the “Bridleridge Preliminary subdivision Plan”, dated November 22, 2006, last revised January 10, 2007.

It was on a motion of Gary Steis seconded by Thomas Craig to recommend approval of the 90-day time extension for the “Bridleridge Preliminary Subdivision Plan” dated November 22, 2006, last revised January 10, 2007. Being unanimously approved the motion carried.

### **MISCELLANEOUS BUSINESS:**

#### **MB1 – Nittany Valley Comprehensive Plan and Zoning Map**

Vaughn Zimmerman stated we are trying to move ahead with this.

Walker Township would like to keep their current zoning. They don't want to change their zoning to meet the Comprehensive Plan. Not sure what Benner Township is doing at this time. Marion Township seems pretty much in line with the Comprehensive Plan.

At this time, there was discussion on the map. Thomas Harris asked Vaughn Zimmerman what major areas differ on this map as opposed to the one in the Comprehensive Plan we looked at approximately 2 years ago. Those few areas were looked at and discussed.

There was some discussion on Article 37 – Open Space and Parkland. Thomas Harris discussed this section stating that it is hard to read and understand. He feels it should be separated and talk about open space in Section 1 and parkland in Section 2 – not run them together.

The in-lieu-of fee is now \$2500 per unit, with 5 acres or less being exempt from open space requirements.

Frank Miceli feels we need a definitions section in Article 39 – TND's

Thomas Harris asked for a little background of TND's. He is not familiar with this. Bill MacMath gave a brief description of this. They are Traditional Neighborhood Developments, which are communities where the house are close together, streets are narrow, lots are smaller and where you can walk to the store, etc. It provides a mix of uses – various house types, businesses, etc.

New Regulations that were briefly discussed were Windmill Energy Facilities and External Fuel Burning Devices.

**CORRESPONDENCE:**

**ADJOURNMENT:**

With no further business to discuss, it was on a motion of Wayne Yearick seconded by Edie Gordon to adjourn the meeting. Being unanimously approved the meeting adjourned at 8:30 p.m.

Korena J. DeFurio  
Recording Clerk