

**SPRING TOWNSHIP PLANNING COMMISSION  
1309 BLANCHARD STREET  
BELLEFONTE, PA 16823  
REGULAR MONTHLY MEETING  
JULY 16, 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, Wayne Yearick

**Members Absent:**

**ZONING OFFICER:**

Vaughn Zimmerman

**GUESTS:**

An attendance sheet is attached to original copy.

**ACTION ON MINUTES OF MAY 21, 2007:**

With no additions or corrections, it was on a motion of Thomas Harris seconded by Thomas Craig to approve the minutes of May 21, 2007. Being unanimously approved the motion carried.

**HEARING OF VISITORS:**

**OLD BUSINESS:**

**NEW BUSINESS:**

## **NB1 – Prel/Final Subdivision for Nittany Valley Farms & Component 1 Planning Module**

Alan Uhler from Uhler and Associates presented the plans.

Nittany Valley Farms, Inc., desires to subdivide a 4.82 acre parcel along SR 64/East College Avenue and Garbrick Road. This parcel would leave a residue of 144.08 acres, and is located next to Eby Paving. This acreage is zoned I-1 Industrial under old zoning regulations, and contains a currently existing mulch processing, storage and sales operation. Under the Nittany Valley Comprehensive Plan Zoning Map, this acreage will be located in the RRD (Rural Resource) District. This plan was submitted prior to the new zoning ordinances going into effect, thus is being reviewed under previous zoning ordinance's I-1 Industrial District standards.

Frank Miceli asked if the existing structure has always been that close to the boundary line. Alan Uhler stated "yes" it has been there for many years and believes it is some type of tool shed.

At this time, all comments issued by Spring Township and Centre County Planning Office have been addressed. As no development is being proposed with is plan, review by Don Franson was not required. A Component 1 Planning Module for on-site sewer has been submitted. Ralph Houck has signed off on this planning module for on-site sewer.

It was on a motion of Edie Gordon seconded by Wayne Yearick to recommend conditional approval of the Preliminary/Final Subdivision Plan of Lands of Nittany Valley Farms, Inc., dated May 3, 2007, last revised June 11, 2007. Condition of approval being approval of Component 1 Sewage Facilities Planning Module by DEP. Being unanimously approved the motion carried.

It was on a motion of Wayne Yearick seconded by Thomas Craig to approve the Component 1 Sewage Facilities Planning Module for the Preliminary/Final Subdivision Plan of Lands of Nittany Valley Farms, Inc., plan dated May 3, 2007, last revised June 11, 2007. Being unanimously approved the motion carried.

## **NB2 – Preliminary/Final Land Development Plan for Beavertown Block Company**

Beavertown Block Company, represented by Joe Springman of Haas Building Solutions, desires to build a new office building, tearing down the old one in the process. They also wish to add a shower to their existing maintenance garage. The proposed office building does meet setback regulations for the new LI (Light Industrial) zoning district. No new impervious coverage is proposed for this site, which is already far above the maximum impervious limit for this zoning district (this is a grandfathered condition).

Lighting on-site will be improved, with the parking area around the new building more adequately lit and both entrances receiving street lights. Minor landscaping work is also being performed on the property. Previously, storm drainage from this site would typically degrade the deep swale along Harrison Road during a strong storm. This plan also proposed to install certain measures to help control this drainage and limit or eliminate damage to this swale.

They propose to connect all buildings to the existing sewer system. They have a letter from the SBWJA stating they have adequate EDU's to provide service.

Frank Miceli asked the size of the current office and the size of the new building. Joe Springman stated the current office is 30' x 30' and the proposed new building will be a 60' x 23.6' modular.

At this time, only two comments from Spring Township reviews have yet to be addressed on paper, although Mr. Springman has verbally stated that these last two corrections have been performed. Comments by Centre County Planning Office were not sent to Haas Architects, thus they did not receive these comments until recently. Any remaining Centre County comments will be addressed. Comments issued by Don Franson have been addressed. A planning module for this project is not required. E&S approval by the Centre County Conservation district has not been received at this time.

This plan was submitted using newly adopted zoning ordinances and currently meets all criteria therein.

It was on a motion of Michael Bonchack seconded by Thomas Harris to recommend conditional approval of the Preliminary/Final Land Development Plan for Beavertown Block, Inc., plan dated May 23, 2007, last revised June 27, 2007. Conditions of approval being approval of E&S Plan by Centre County Conservation District and completion of any remaining comments issued by Centre County Planning Office. Being unanimously approved the motion carried.

### **NB3 – Time Extension for Prel/Final Subdivision for Ault Family Limited Partnership**

Tony Fruchtl of Penn Terra Engineering has granted Spring Township a time extension until August 20, 2007 for the “Ault Subdivision, Preliminary/Final Plan, Lands of the Ault Family limited Partnership, Subdivision of Tax parcel 13-3-80 – Tract 2”. This time extension is necessary so that the subdivision plan may be addressed at the August 6, 2006 Spring Township Supervisors meeting.

Frank Miceli stated the plan has been revised a little and asked if the Supervisors are comfortable with this. The Smith tract is no longer part of the subdivision.

Frank Miceli stated part of the tract is in Benner Township. Vaughn Zimmerman stated that Benner Township will review this plan.

Tony Fruchtl stated this is a 2 lot subdivision with 21 acres remaining Tom Ault's, 93 acres under agreement to be sold to S&A Homes for future development and the remainder is in Benner Township. Tony Fruchtl stated he has to submit plans to the County for Benner Township review.

Frank Miceli questioned access to the Smith tract. Michael Bonchack asked what the width of the R.O.W. is. Tony Fruchtl stated the R.O.W. is 20'. Michael Bonchack stated that is not wide enough to meet Township standards. Tony Fruchtl stated it is not a roadway. Michael Bonchack stated it could be someday if that gets developed and at that time it would have to be brought up to Township standards.

It was on a motion of Thomas Harris seconded by Thomas Craig to approve the time extension for the “Ault Subdivision, Preliminary/Final Plan, Lands of the Ault Family Limited Partnership, Subdivision of Tax parcel 13-3-80- Tract 2”, May 23, 2007, last revised June 4, 2007. Being unanimously approved the motion carried.

#### **NB4 – Preliminary/Final Subdivision for Ault Family Limited Partnership**

The Ault Family Partnership and S&A Homes have proposed to subdivide all acreage of tax parcel 13-3-80 into two lots. One lot will be retained by the Ault family, where a house has already been built. The second lot will be acquired by S&A Homes for the possibility of future development.

This plan was originally the Ault/Smith Replot, which also encompassed tax parcel #13-4-72. The decision to revise this subdivision plan and to not include the Doris Smith Trust parcel was recently made, and the plan now only incorporates a subdivision of the Ault grounds. The Ault/Smith Replot plan had been kept current until these time by time extensions. At subdivider’s request, and staff approval, this current plan was allowed to replace the Ault/Smith Replot. Any subdivision of the Doris Smith Trust parcel will require a separate subdivision review under the new zoning regulations and designation. The Doris Smith Trust parcel is still included as part of a subdivision plan submitted by S&A Homes under previous zoning ordinances.

Lot 1, to be retained by the Ault family, consists of 21.141 acres. Lot 2, to be acquired by S&A Homes, contains 93.912 acres. This plan was submitted prior to advertisement and adoption of the new zoning ordinances, thus follows R-3 regulations from the previous zoning ordinance.

No planning module is needed for this subdivision. However, should S&A Homes subdivide Lot 2 at any point for development; a planning module will be required at that time.

At this time, all comments issued by Spring Township have been addressed as per a revised review of this plan. A revised comment letter by Centre County Planning Office has not been received at this time, but no significant issues are anticipated.

Benner Township will also need to review this subdivision.

It was on a motion of Thomas Craig seconded by Wayne Yearick to recommend conditional approval of the Ault Subdivision, Preliminary/Final Plan, Lands of the Ault family Limited Partnership, Subdivision of Tax Parcel 13-3-80 – Tract 2, dated may 23, 2007, last revised June 4, 2007. Condition of approval being completion of any outstanding comments issued by Centre County Planning Office. Being unanimously approved the motion carried.

#### **NB5 – Preliminary/Final Subdivision of Lot 1 Los/Lodge Subdivision & Component 2 Planning Module**

Eric Casanave from Penn Terra Engineering was present to discuss plans.

Lewis and J. Karen Lose propose to subdivide their lot (tax parcel #13-4-63D) located on Weaver Hill Road into two lots to provide a building lot for their daughter. At this time, all Spring Township comments have been addressed. Centre County Planning Office review was received after Spring Township comments were completed, and any remaining comments will still need to be addressed.

This plan was submitted prior to advertisement for the new zoning ordinances. Therefore, it is being treated as per the R-1 Residential regulations of the prior zoning ordinances rather than the new A-1 Agricultural District regulations.

There is a proposed well for the property.

Frank Miceli asked if there have been any problems with the septic systems up there. The Lose's stated "no" there have not been any problems. Thomas Harris stated there have been septic failures on Weaver Hill Road, not a lot, but there have been failures.

The new lot will have on-site sewer. A component 2 Planning Module has been submitted to the Township for review. Ralph Houck has signed off on this planning module for an on-lot system. Centre County Planning Office has reviewed this application and given comment.

Gary Steis asked if there are any problems with access to the property crossing the gas line. Eric Casanave stated "no" they talked to Columbia Gas.

It was on a motion of Michael Bonchack seconded by Wayne Yearick to recommend conditional approval for the Preliminary/Final Subdivision for Lewis and J. Karen Lose, dated May 23, 2007 last revised June 18, 2007. Conditions of approval being completion of any remaining Centre County Planning Office comments and approval of planning module by DEP. Being unanimously approved the motion carried.

It was on a motion of Michael Bonchack seconded by Wayne Yearick to recommend approval of the Component 2 Sewage Facilities Planning Module for the Lewis and J. Karen Lose Subdivision, dated May 23, 2007, last revised June 18, 2007. Being unanimously approved the motion carried.

### **NB6 – Preliminary/Final Plan – William R. & Kathryn S. Sprout Subdivision & Component 3 Planning Module**

Marty Meiser from Knakpa 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 each having 1.354 acres. A boundary line agreement is pending between this property and the Lucas property (tax parcel 13-2-32L) next door, which has been made a part of this plan. The deed references for this agreement will be included on this plan when available, signature blocks for Lucas will be added and the title of the plan may be changed to reflect the boundary line agreement.

Frank Miceli questioned why the need for the 33' R.O.W. Marty Meiser stated it is needed for access to the lots, but it is not intended to be paved.

The Planning Commission is concerned with the driveways for the lots and if there is enough site distance. Vaughn Zimmerman stated the Township doesn't regulate site distance for private driveways. Marty Meiser feels there are a couple of places on each new lot that a driveway could be placed and have safe site distance.

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 Michael Bonchack seconded by Gary Steis to recommend to table the Preliminary/Final Plan William R. & Kathryn S. Sprout Subdivision and request that the Township Engineer and possibly the Township Solicitor to review safe site distance for the driveways. Being unanimously approved the motion carried.

It was on a motion of Thomas Harris seconded by Edie Gordon to approve the Component 3 Planning Module for William R. & Kathryn S. Sprout Subdivision, plan dated 5/21/07, last revised 7/9/07. Being unanimously approved the motion carried.

### **NB7 – Centre County Emergency Services Training Facility Phase 3 Final land Development**

Robert Hoffman was here to give an update on the facility.

Centre County has submitted for phase 3 final land development of the emergency Services Training Facility. The phases have been reorganized, and phase 3 is now the EVOC training site portion of the facility.

They are still planning on the entrance being off of Harrison Road, which will be gated.

They are proposing heavy landscaping for screening the facility as much as possible.

Frank Miceli asked how large this site is. Robert Hoffman stated it is 3.3 acres.

A representative from Reese Engineering addressed lighting issues.

Rich Manning discussed stormwater issues.

Tim Schreffler discussed training services that will be available – CDL, forklift operation, police, EMS and fire apparatus.

At this time, all comments by Spring Township have been addressed. Don Franson has reviewed the plan and has no objections to its approval. All comments issued by Centre County Planning Office have also been addressed. This plan is being reviewed by the Spring Township Water Authority due to a new tap being called for in this plan. This review has not yet been received. Erosion and Sediment Plan is currently being reviewed by the Centre County Conservation District, but has not been approved at this time.

It was on a motion of Edie Gordon seconded by Wayne Yearick to recommend conditional approval of the Centre County Emergency Services Training Facility, Final Land Development Plan Phase 3, dated June 20, 2007, last revised July 3, 2007. Conditions of approval being approval of plan by Spring Township Water Authority and approval of the E&S Plan by Centre County Conservation District. Being unanimously approved the motion carried.

### **NB8 – Zoning Ordinance Amendment Request Letters**

Letters received for review:

- 1.) Robert L. Kerstetter Estate: Emma Lou Kerstetter requests that the residual of her property be zoned as commercial ground instead A-2 Agricultural.

Marty Meiser Meiser from Knapka Surveying presented the plan indicating the proposed Weis market asking that the residual of the property be zoned commercial instead of A-2 Agricultural because rezoning this to Ag decreases the property value a lot and pretty much makes it invaluable.

Thomas Harris stated he doesn't feel the Township is out of land and the County is not out of land, etc. It is not going to be disastrous if this land isn't rezoned commercial. It is currently being used agriculturally.

Frank Miceli feels there needs to be a buffer between commercial and Airport Road. That road is not designed for additional traffic. He doesn't feel the demand is there for more commercial. He feels we should wait and see what the current commercial does.

Mike Bonchack feels the Nittany Valley Comp Plan allows for adequate commercial.

Wayne Yearick stated as soon as the other section of I-99 opens up there will be more space open up for this kind of development.

Thomas Harris stated Benner Township has opened up a lot of land for commercial.

It was on a motion of Thomas Harris seconded by Michael Bonchack to send written comments to the Supervisors and recommend denial of this request. Being unanimously approved the motion carried.

- 2.) 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.

Vaughn Zimmerman addressed Michael Glass's comments. He is asking for the lot width and building setback width to be the same. He is asking for 50' wide lots.

Planning Commission will review and comment next month.

It was on a motion of Frank Miceli seconded by Edie Gordon to table the remaining items of: David Grove, CBICC and Graymont. Being unanimously approved the motion carried.

**MISCELLANEOUS BUSINESS:**

**CORRESPONDENCE:**

**ADJOURNMENT:**

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

Korena J. DeFurio  
Recording Clerk