

**SPRING TOWNSHIP PLANNING COMMISSION  
1309 BLANCHARD STREET  
BELLEFONTE, PA 16823  
REGULAR MONTHLY MEETING  
APRIL 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 MARCH 19, 2007:**

With no additions or corrections, it was on a motion of Edie Gordon seconded by Thomas Harris to approve the minutes of March 19, 2007. Being unanimously approved the motion carried.

**HEARING OF VISITORS:**

**OLD BUSINESS:**

**NEW BUSINESS:**

## **NB1 – Glenn O. Hawbaker Gentzel Quarry**

Pat Federinko, geologist for Hawbaker's, was here to present the plans.

Hawbaker's intend to expand the current Gentzel Quarry mine to extract limestone. They are expanding towards Rt. 64 approximately 400 ft. This expansion is within the permitted limits for this quarry by DEP, thus no new permitting is required. A landscaping/screening berm will be constructed on two sides of the quarry as part of this plan, and when mining is done this will be used as water storage for the Fish Commission.

Eddie Gordon asked how long it will take to mine this area out to use for water storage. Pat Federinko stated approximately 10-15 years. The depth of water in the quarry will be approximately 60 feet. Brian Mensinger from Graymont stated the area will be monitored.

Thomas Harris asked Pat Federinko why they are doing this – because Hawbaker is having a negative impact on the water source and they have to address this in a positive manner. Pat Federinko stated that is correct.

Eddie Gordon asked what is on the other side of Rt. 64. Pat Federinko stated it is fields with detention basins, etc.

Gary Steis asked if any accesses would have to be changed. Pat Federinko stated "no".

At this time, Pat Federinko discussed Graymonts operations and Hawbaker's and how this all ties together.

Pat Federinko stated they are working collectively for the storage of water. He explained the process of what they would like to do regarding the channels they would like to install for water diversion. Eddie Gordon asked how deep the channels will be. Pat Federinko stated he does not know at this point. He will have that information at a later date. Eddie Gordon asked how far the channels will extend up the mountain and what the slope is there. Pat Federinko stated it is approximately a 1300 ft. slope.

Frank Miceli asked Vaughn Zimmerman is this is already zoned for this. Vaughn Zimmerman stated "yes". Bill MacMath stated this is mainly for an update – to let us know what the two companies are doing.

Thomas Craig asked if DEP was dictating what is going to happen. Pat Federinko stated DEP is not dictating that SRBC is the one who regulates the water restrictions, etc. Bill MacMath stated SRBC has a lot of authority. If our regulations are reasonable we can impose regulations beyond what SRBC requires.

No action required. This is being presented for information purposes.

## **NB2 – Graymont & Kerstetter Estate Letters**

### **Graymont Letter - Brian Mensinger from Graymont discussed this issue.**

Graymont delivered a letter on Friday, April 13, 2007, requesting that a portion of tax parcel number 13-4-61 be granted the zoning designation of I-1 Industrial (in the future to be RRD – Rural Resource District). The current designation of this acreage is R-1 Residential. With the Nittany Valley Comprehensive Plan, and as per the zoning map which the Planning Commission approved a few months ago, this acreage of parcel 13-4-61 will become A-1 Agricultural.

This request will allow for expansion for extraction of minerals and water storage and they will be using the water storage area to produce electricity for internal use.

Michael Bonchack stated the issues that the Planning Commission was concerned with in the first request were the closeness to the Stover Development and that Spring Township has had enough ground disturbed for this type of activity. Michael Bonchack asked if this could be done underground. Pat Federinko explained and stated it would be better to do this on the surface.

Thomas Harris stated approximately 12-18 months ago we had a request from Hanson to rezone and it was denied. They were told to come back when there is an immediate need. So he feels the same thing is happening here. Mark Mensinger stated they are not ahead of schedule. The market is greater demand than they can keep up with. They are in need of moving out of the Gentzel quarry. Thomas Harris asked why they waited so long when we are about ready to approve a comp plan. Mark Mensinger stated he didn't realize this until a couple of months ago.

Wayne Yearick stated when we denied the Hanson request it was because they had other options from adjoining property. He asked if Graymont has any other options. Mark Mensinger stated they own the Tressler property but that is it. They don't really have any other options.

Frank Miceli stated his main concern is finishing up what we are doing as far as zoning and revisit this in another 4 or 6 months.

Michael Bonchack feels we need to get our new zoning ordinance in place as soon as possible and stated he still has the same concerns.

The Planning Commission unanimously agreed to defer this request until after the new Zoning Ordinances are in place.

### **Kerstetter Estate Letter – Vaughn Zimmerman addressed this issue.**

Emma Lou Kerstetter, executrix of the Robert L. Kerstetter Estate, requested that the remaining 25 acres of the Robert L. Kerstetter Subdivision which is scheduled to be zoned A-2 Agricultural instead be zoned IC(Interchange Commercial).

It was noted that the Comprehensive Plan recommends that this land should be zoned agricultural and that the current zoning line was previously agreed upon by both parties during the rezoning request for this parcel in 2006.

Thomas Harris made a motion seconded by Michael Bonchack that the request not be considered due to the parcel in question being thoroughly discussed and should remain A-2.

### **NB3 – Ault/Smith Subdivision & Replot Time Extension**

Vaughn Zimmerman addressed this issue.

The first 90-day time extension for this plan expires on April 17, 2007. Tony Fruchtl of Penn Terra engineering has granted Spring Township a second 90-day time extension ending on July 15, 2007.

Eddie Gordon asked why they want to do this. Vaughn Zimmerman stated Doris Smith heirs want to retain a portion and Tom Ault wants to retain a portion. S&A are combining the remainder into 1 large lot.

Frank Miceli asked what our policy is on Time Extensions. Vaughn Zimmerman stated they can continue to ask for time extensions, however, after the first request each additional request is \$100.00. Vaughn Zimmerman stated he did receive a check for this request.

It was on a motion of Thomas Harris seconded by Wayne Yearick to approve 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. Condition being that the applicant agrees to extend the time extension through July 16, 2007. Being unanimously approved the motion carried.

### **MISCELLANEOUS BUSINESS:**

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

Vaughn Zimmerman stated that he and Bill MacMath addressed the issues of the Planning Commission and made most of those changes to the Ordinance.

At this time, they discussed the changes that were made. There was much discussion on the residential districts and the percentages.

Thomas Harris asked why we are encouraging a mix of housing. Matt Harlow stated it is a viable option and bring ages and incomes together. Bill MacMath stated the market will determine alot anyway.

Frank Miceli stated we should set a minimum for single family and let the market dictate the rest. He feels a 50% minimum/75% maximum for single family and 0 for others/leave other maximum as they are.

Michael Bonchack questioned the section regarding shooting ranges. It makes it almost impossible to establish something like this. Currently there are 3 in the Township. Mike asked what needs to be done to allow the ones already established. He was informed to write a letter to the Township as a non-conforming use. He would like them grandfathered.

Another change that Matt Harlow discussed with the Planning Commission is that Mike Glass is asking for more density for his proposed development, which would allow 4 units per acre. This will allow for more flexibility.

With only a few changes, it was on a motion of Frank Miceli seconded by Thomas Harris to recommend forwarding the zoning ordinances and new zoning map to the Spring Township Supervisors for review and scheduling of a public hearing. Being unanimously approved the motion carried.

**CORRESPONDENCE:**

**ADJOURNMENT:**

With no further business to discuss, it was on a motion of Frank Miceli seconded by Michael Bonchack to adjourn the meeting. Being unanimously approved the meeting adjourned at 9:15 p.m.

Korena J. DeFurio  
Recording Clerk