

**SPRING TOWNSHIP PLANNING COMMISSION
1309 BLANCHARD STREET
BELLEFONTE, PA 16823
REGULAR MONTHLY MEETING
MARCH 19, 2007
7:00 P.M.**

CALL TO ORDER:

Frank Miceli, who led the salute to the flag, called the meeting to order at 7:18 P.M.

PLANNING COMMISSION:

Members Present: Thomas Craig, Edie Gordon, Thomas Harris, Frank Miceli

Members Absent: Michael Bonchack, Gary Steis, Wayne Yearick

ZONING OFFICER:

Vaughn Zimmerman

GUESTS:

An attendance sheet is attached to original copy.

ACTION ON MINUTES OF FEBRUARY 19, 2007:

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

HEARING OF VISITORS:

OLD BUSINESS:

NEW BUSINESS:

NB1 – Spring-Benner-Walker Joint Authority Letter

Vaughn Zimmerman discussed the issues that were brought up at Friday's meeting.

Thomas Harris questioned the former SBWJA 30 EDU limit. Vaughn Zimmerman explained the sewer capacity issues and what happened at Friday's meeting. Thomas Harris also asked whether SBWJA is at capacity. Vaughn Zimmerman stated "yes" if all requests for commitment are honored.

MISCELLANEOUS BUSINESS:

MB1 – Nittany Valley Zoning Ordinances

Thomas Harris asked that given the meeting regarding TDR's, do we approve the ordinances or not. Thomas Harris also voiced his opinion that the Board of Supervisors will not approve the ordinances due to TDR's.. He also questioned whether Spring Township is a net loser with TDR's.

Frank Miceli referred to the Benner Township meeting for the Industrial Park and stated that meeting is when we lost an opportunity to do TDR's.

Thomas Harris views Spring Township as mostly receiving and other municipalities sending. Bill MacMath stated there will probably be many sending's in Walker and Marion and probably little in Spring Township.

Thomas Harris feels that areas that can sell developmental right should be areas that can be developed, which is only A1 and A2 districts.

Bill MacMath stated that Walker Township has RR ground, which is Ag land.

Eddie Gordon questioned if every township has to allow for every use. Bill MacMath stated "no" not with the regional comp plan.

Eddie Gordon asked if we should only be looking at Spring Township. She stated we live in a community and have to look beyond the Township limits to the larger community.

Bill MacMath stated TDR's are a good tool and that if we don't do them, no one else will either.

Frank Miceli stated he feels we should do them only if Benner Township uses them and that Benner Township should be using TDR's for the Industrial Park. Spring Township doesn't have enough commercial or industrial to make TDR's viable by ourselves.

Eddie Gordon asked what Frank Miceli's recommendation is. Frank Miceli stated he feels if we keep TDR's in Spring Township only, we may get a couple of sellers and buyers, but not much. He feels there is not enough demand in Spring Township only, however, we have to start somewhere and other municipalities may be looking at us to take the lead.

Bill MacMath stated that Bellefonte Borough is questionable on TDR's. If we don't do TDR's we can make this more oriented to affordable housing.

Thomas Harris stated he is not convinced that Spring Township hasn't done its part for affordable housing.

Bill MacMath stated "remember, these are not subsidized low income housing", which artificially keep prices lower. Bill MacMath stated that Centre Region is all low income communities because of college students.

Vaughn Zimmerman stated we can table pending comments on TDR's.

Bill MacMath asked if we take TDR's out, will we increase density to 4.0. He stated if we do not have TDR's, there will be lots of down zoning for lots of land.

Edie Gordon asked by not have TDR's if it's just another option. Frank Miceli stated it could take away from other options.

Thomas Craig asked if we can make it part of the ordinance as an appendix.

Frank Miceli stated that we should add an appendix that if TDR's are used, the following standards apply. Bill MacMath stated that we can do that.

Bill MacMath stated that if we don't do TDR's at all, we need to raise the density. Thomas Harris stated if we raise the density, that kills TDR's until the next zoning/comp plan.

Edie Gordon stated that the supervisors told Chris Price they did not want to shut the door on TDR's.

Thomas Harris stated he voted to send the Zoning Ordinance to the supervisors with TDR's included.

Frank Miceli asked if TDR's and affordable housing are working against each other. Bill MacMath stated not necessarily – TDR's apply to density and affordable housing applies to other issues in development.

Frank Miceli suggests adding TDR's as an appendix. Bill Macmath suggests making it contingent on other township's adopting TDR's. Bill MacMath feels we need to focus on TDR receiving areas and what do we get out of TDR's.

Thomas Craig agrees with the appendix option.

Frank Miceli stated it is the consensus of the Planning commission to put TDR's into a separate appendix.

Bill MacMath stated it will be developed and e-mailed to the Planning Commission for comments.

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 8:37 p.m.

Vaughn Zimmerman
Recording Clerk