

**SPRING TOWNSHIP PLANNING COMMISSION
1309 BLANCHARD STREET
BELLEFONTE, PA 16823
REGULAR MONTHLY MEETING
MAY 21, 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 APRIL 16, 2007:

With no additions or corrections, it was on a motion of Thomas Harris seconded by Michael Bonchack to approve the minutes of April 16, 2007. Being unanimously approved the motion carried.

HEARING OF VISITORS:

OLD BUSINESS:

NEW BUSINESS:

NB1 – Bridleridge Time Extension

The first time extension for this plan expires on May 21, 2007. Tony Fruchtl of Penn Terra Engineering has granted Spring Township a second 90-day time extension ending on August 21, 2007.

Carl Bankert from S&A Homes was present. He stated the reason for the second time extension is due to them working through PennDOT issues and school issues.

It was on a motion of Wayne Yearick seconded by Edie Gordon to approve the time extension for the Bridleridge Preliminary Subdivision Plan dated November 22, 2006, time extension to extend until August 21, 2007. On a vote of 6-0-1 the motion carried. Thomas Harris recused himself from voting.

NB2 – Saddle Creek Time Extension

The first time extension for this plan expires on May 21, 2007. Tony Fruchtl of Penn Terra Engineering has granted Spring Township a second 90-day time extension, ending on August 21, 2007.

Carl Bankert from S&A Homes was present. He stated the reason for the second time extension is due to the working through PennDOT issues and school issues.

It was on a motion of Gary Steis seconded by Thomas Craig to approve the time extension for the Preliminary Subdivision Plan – Saddle Creek Subdivision dated November 22, 2006, last revised January 10, 2007, time extension to extend until August 21, 2007. On a vote of 6-0-1 the motion carried. Thomas Harris recused himself from voting.

NB3 – Waiver Request for R.L. Kerstetter Plaza

HRG, Inc. has requested a waiver request to Section 305.B.12 of the Spring Township Stormwater Ordinance.

Wayne Yearick asked if the water in the stormwater basin will be regenerated to use for their well. David Gill stated “no” that waiver is mainly being requested because of the topography.

The stormwater basin will be approx 8 ft. deep but is designed for runoff only and not to maintain water. It is designed for the 100 year plan, which means that once in a 100 years it could possibly have 8 ft. of water in it.

Vaughn Zimmerman stated that Don Franson, Township Engineer, feels as long as it is fenced in he has no problem with this waiver request.

It was on a motion of Michael Bonchack seconded by Thomas Harris to approve the waiver request of Section 305.B.12 of the Spring Township Stormwater Ordinance for the Preliminary Plan for Robert L. Kerstetter Estate. Being unanimously approved the motion carried.

NB4 – Final Subdivision Plan for R.L. Kerstetter Plaza

David Gill was present to discuss the plans.

Weis Markets and Emma Lou Kerstetter propose to subdivide tax parcel 13-4-17 into 7 commercial lots and 1 residential lot. The residential acreage is proposed to change to an agricultural designation in the Nittany Valley Comprehensive Plan. The commercial lots have been previously rezoned as Interchange Commercial in advance of the rest of the Nittany Valley Comprehensive Plan. Lot 6 is the parcel which is intended to be developed as the future Weis Markets store.

Frank Miceli stated when the Preliminary Plan came to the Planning Commission there were neighbors present to discuss their concerns. David Gill stated they have met with the neighbors several times and they are all happy to have a controlled access to their property.

Frank Miceli has concerns with the stormwater and also what will be done about the water quality for the smaller lots. He was informed the water quality will be handled by grass swales, mechanical separators, etc.

Gary Steis asked who will handle the maintenance of the stormwater basins for the smaller lots. He was informed that the owners will be irresponsible for maintaining these.

Frank Miceli asked about the well. He was informed that the well has been dug and has clean water. There is no real DEP approval for something like this. David Gill stated all the drilling, testing and capacity analysis has been done and there is plenty of water and it is clean and does not have to be treated. DEP approves the well when it is completed.

Michael Bonchack asked what would happen 5 years from now if this well has an impact on the neighboring wells. David Gill stated there have been surveys and a water analysis has been done.

Thomas Harris questioned the 8 lots and its current zoning and what is it is proposed to be zoned and asked Vaughn Zimmerman to explain the difference in what is allowed in these zones.

Frank Miceli asked where they are with the traffic impact study. He was informed that the traffic impact study is currently under review by PennDOT and appears to be nearing approval. The latest comments by Trans Associates, the Spring Township review agency, seems to indicate only minor graphic issues remaining. Approval of the traffic impact study was a condition of approval for the preliminary subdivision plan also. Spring Township Supervisors elected to allow Weis Markets and Emma Lou Kerstetter to proceed with final subdivision plans in anticipation of traffic study approval at their January 2, 2007 meeting.

It was on a motion of Thomas Harris seconded by Thomas Craig to recommend conditional approval of the Final Subdivision Plan for Robert L. Kerstetter, dated January 24, 2007, last revised May 8, 2007. Conditions of approval being approval of the E&S Plan by Centre County Conversation District, completion of all remaining comments issued in a letter by Don Franson dated May 12, 2007, approval of traffic impact study by PennDOT and final approval of the Preliminary Subdivision Plan for Robert L. Kerstetter Estate. On a vote of 5-2-0 the motion carried. Edie Gordon and Michael Bonchack opposed.

NB5 – Preliminary/Final Land Development Plan for Weis Markets, Inc. Store #187

David Gill was present to discuss plans.

Weis Markets, Inc. proposes to construct a 61,654 square foot facility for use as a grocery store on Lot 6 of the Robert L. Kerstetter Estate Subdivision. This proposal also contains provisions for a fueling station.

Frank Miceli is concerned with the location of the gas pumps and access to the store. David Gill states this is not a high volume gas station. They will sell approximately 4,000 gallons per day. Weis Markets will determine when the tankers can come to fill the pumps. They will have a tanker at the site approximately every other day. The area is large enough for a tanker to get turned around properly.

Mike Bonchack asked about the parking area and if they have given any thought to putting walkways between the head on parking stalls. David Gill stated they went by the requirements of our Ordinance and the way they designed it they think will work very well, especially for snow plowing purposes, etc.

Thomas Craig stated we had previous conversation regarding a berm and vegetation for screening and to him it doesn't look like there is going to be much of a berm behind the facility. Thomas Harris stated we did have in depth conversation regarding this in order to provide screening from Airport Road. David Gill feels they are providing adequate screening. The Planning Commission feels if there is room for grading and a berm that it should be done. David Gill feels they could possibly get between a 4 and 6 foot berm plus trees planted on top of the berm.

Thomas Harris asked what the back of the building will be constructed of. David Gill stated it will be finished masonry – no painted block.

At this time, all required comments from Spring Township and Centre County have been addressed. Component 3 Planning Module for the entire subdivision has previously been approved by Spring Township, thus no planning module is needed for this land development plan. Don Franson has no objection to approval once a few minor items have been addressed. His most recent comment letter applies to both the final subdivision plan and this land development plan. E&S approval has not yet been received from the Centre County Conservation District.

The traffic impact study is currently under review and appears to be nearing approval. Spring Township Supervisors elected to allow Weis Markets and Emma Lou Kerstetter to proceed with this land development plan in anticipation of traffic study approval at their January 2, 2007 meeting and determined that they had no objection to permitting Weis Market to be exempt from the two-stage review process.

It was on a motion of Thomas Harris seconded by Wayne Yearick to recommend conditional approval of the Preliminary/Final Land Development Plan for Weis Markets, Inc., Store #187, Plan dated March 1, 2007, last revised May 8, 2007. Conditions of approval being approval of E&S Plan by Centre County Conservation District, completion of all remaining comments issued in a letter by Don Franson dated may 12, 2007, approval of traffic impact study by PennDOT and final approval of the Preliminary and Final Subdivision Plans for Robert L. Kerstetter Estate, increasing of berm height between 4 and 6 feet in height, and making of gas station area one way in and one-way out traffic with installation of appropriate signage. On a vote of 6-1-0 the motion carried. Michael Bonchack opposed.

MISCELLANEOUS BUSINESS:

CORRESPONDENCE:

ADJOURNMENT:

With no further business to discuss, it was on a motion of Edie Gordon seconded by Wayne Yearick to adjourn the meeting. Being unanimously approved the meeting adjourned at 9:00 p.m.

Korena J. DeFurio
Recording Clerk