

**SPRING TOWNSHIP PLANNING COMMISSION
1309 BLANCHARD STREET
BELLEFONTE, PA 16823
REGULAR MONTHLY MEETING
November 20, 2006
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

Members Absent: Wayne Yearick

ZONING OFFICER:

Vaughn Zimmerman

GUESTS:

An attendance sheet is attached to original copy.

ACTION ON MINUTES OF OCTOBER 16, 2006:

With no additions or corrections, it was on a motion of Edie Gordon seconded by Gary Steis to approve the minutes of October 16, 2006 as submitted. Being unanimously approved the motion carried.

HEARING OF VISITORS:

OLD BUSINESS:

NEW BUSINESS:

NB1 – Kerstetter Preliminary Subdivision

David Gill with Weis Markets was here to present the plans.

Weis Markets and Emma Lou Kerstetter propose to subdivide tax parcel #13-4-17 into 7 commercial and 1 residential lots. 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.

This subdivision will be serviced by one public road, Buckaroo Lane, which will be dedicated to the Township.

Frank Miceli asked David Gill if he was able to persuade Penn DOT for a cross intersection there. David Gill stated “no” and Frank Miceli asked why. David Gill stated that Penn DOT feels it would be more of a conflict. They want to maintain the safety of the intersection the way it is. Vaughn Zimmerman stated the traffic study is still under review after revision.

Mrs. Masullo was here and questioned how this will affect the entrance into her home. David Gill informed her that it would be re-directed at their expense. He told her he could meet with her to discuss this matter.

At this time, all required comments from Spring Township, Centre County and Don Franson have been addressed. Component 3 Planning Module for this subdivision has previously been approved by Spring Township.

Approval of the transportation impact study and written confirmation from DEP to approve the community water system have not been received at this time, however, both items are being reviewed at this time.

A waiver request has been submitted to allow for intersection grades along Buckaroo Lane to be 5%. The Spring Township Subdivision Ordinance allows for a maximum of 4%. Don Franson has indicated that he has no objection to granting of this waiver.

Frank Miceli asked them to explain the topography. They explained the grade of 4% and 5%. Some areas of the driveway will be 4% and some sections will be 5%. Frank Miceli stated he feels it looks pretty steep.

Details will be shown on the land development plan. This is only a subdivision plan.

Frank Miceli asked about the water situation. David Gill stated they have plenty of water on site. Water will be supplied by a well and the water system will be maintained by strict DEP regulations. David Gill stated it shouldn't have any impact on the 6 or 8 surrounding properties. There will be a water storage tank located on lot 8.

The Sewage Planning Module is at DEP. Spring-Benner-Walker Joint Authority has given their approval.

Mr. Macialek was present and asked if there is going to be a turning lane and how far east it will extend. He was informed that the turning lane will extend approximately 400 feet.

Frank Miceli questioned how many vehicles will be going in and out of the property a day. He was informed there will be approximately 350 trips in and out per day, during peak hours.

They are making road improvements to Rt. 550 according to full build-out, not just for the proposed Weis Markets.

Gary Steis asked about the stormwater plan. David Gill stated they are only required to submit a conceptual plan for a preliminary subdivision. They would like to see stormwater detention basins on each property. This will be addressed on the land development plan.

Michael Bonchack asked, after the road is completed, when would the Weis store be completed. David Gill stated they hope to have the Weis store completed in late summer or early fall of 2007.

It was on a motion of Thomas Harris seconded by Thomas Craig to grant approval of the waiver request of the maximum slope requirement in Section 302.3.C of the Spring Township Subdivision and Land Development Ordinance to allow for 5% grade through driveway intersections on Buckaroo Lane. Being unanimously approved the motion carried.

It was on a motion of Edie Gordon seconded by Thomas Harris to recommend conditional approval of the Preliminary Subdivision Plan for Robert L. Kerstetter Estate, dated July 26, 2006, last revised November 6, 2006. Conditions of approval being approval by Spring Township and Penn DOT of the traffic impact study and approval by D.E.P. of the proposed community water system and private well. Being unanimously approved the motion carried.

NB2 – Saddle Creek Sketch Plan

Carl Bankert from S&A Homes was here to present the plans.

S&A Homes proposed to subdivide this 44.429 acre parcel into housing lots. The property is currently zoned R-2 Residential and is proposed to be R-1 residential by the Nittany Valley Comprehensive Plan. This plan as show would provide 62 house lots, 20 duplex units and 12 townhouse units. As show, this plan seems to provide 20.6% open space and appears to have the required 4.44 acres of parkland.

Michael Bonchack stated that obviously they are trying to get the plan in under the wire before the new Comprehensive Plan goes into effect. Carl Bankert stated he knew that is what the planning commission would think, but the Ault tract was purchased approximately a year ago and they have been sitting on it and they just can't continue to sit on this property and wait to see what is going to happen with the zoning.

Frank Miceli questioned the grade of the property. Carl Bankert stated “yes” it is steep and will not allow for parkland. They will give the in-lieu-of fee for the entire property. Thomas Harris asked if they thought of combining open space/parkland of both properties. Carl Bankert stated they haven’t given that any thought. Carl Banker stated the other development, Bridleridge, shows approximately 18 acres of parkland. Thomas Harris asked if we would want the in-lieu-of fee or let the developer use it to develop the parkland.

This development will be built in approximately 4 phases.

No action required, discussion only.

NB3 – Bridleridge Sketch Plan

Carl Bankert from S&A Homes was here to present the plans.

S&A Homes proposes to subdivide and develop a 186.252 acre residential subdivision on tax parcels 13-3-80 and 13-4-72, properties owned by the Ault Family Limited Partnership and the Doris L. Smith Trust. These parcels both boarder between Steeplechase subdivision and I-99. These properties are currently the subject of a lot consolidation survey which is in the process of review.

Both properties are currently zoned R-3 Residential. Both properties are scheduled to be zoned Agricultural with the Nittany Valley Comprehensive Plan.

This sketch plan shows a mix of single family housing, deplex lots, quadplex units and townhouse lots. A total of 651 housing units are proposed with this sketch plan. This plan proposed 20.667 acres of parkland, 18.625 acres being the required amount. This plan meets the minimum 20% open space requirement.

The plans shows a section that may be purchased by the CPI. Carl Bankert stated only buildings will be allowed and no training facilities. If this happens, it will eliminate approximately 60 units.

Thomas Harris stated that the parkland is kind of “dog legged” shaped and asked if there is any way to square it up. He also stated that we are really deficient in parkland.

Vaughn Zimmerman asked Carl Bakert to come up with a plan and costs to develop the parkland.

Frank Miceli is concerned with the cul-de-sacs. Carl Bankert stated they provide access to the quadplexes.

This development will be built in approximately 16 phases.

No action required, discussion only.

NB4 – Component 3 Planning Module for Dominion Transmission, Inc.

D.E.P. did not accept the non-building waiver process that was performed along with the subdivision of tax parcel 13-4-80. A Component 3 Planning Module approval is therefore necessary to grant Dominion Transmission 1 EDU for their proposed compressor station site.

It was on a motion of Thomas Craig seconded by Michael Bonchack to recommend approval of the Component 3 Planning Module for Dominion Transmission, Inc. Being unanimously approved the motion carried.

MISCELLANEOUS BUSINESS:

MB1 – Nittany Valley Zoning Ordinances

Vaughn Zimmerman stated that he and Bill MacMath went through and made notes on things that were not changed, due to their not being a consensus among the municipalities to make these changes. Vaughn Zimmerman told the Planning Commission members to go through this and look at the parts they worked on and comment.

The Planning Commission members instructed Vaughn Zimmerman to have a zoning map for the next meeting.

CORRESPONDENCE:

ADJOURNMENT:

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

Korena J. DeFurio
Recording Clerk