

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

**Members Absent:** Thomas Harris, Gary Steis

**ZONING OFFICER:**

Vaughn Zimmerman

**GUESTS:**

An attendance sheet is attached to original copy.

**ACTION ON MINUTES OF SEPTEMBER 18, 2006:**

With no additions or corrections, it was on a motion of Wayne Yearick seconded by Thomas Craig to approve the minutes of September 18, 2006 as submitted. Being unanimously approved the motion carried.

**HEARING OF VISITORS:**

**OLD BUSINESS:**

**OB1 – Cambridge Master Plan**

Vaughn Zimmerman stated that Mike Glass didn't need to be present for the meeting this evening.

Vaughn stated they met with Mike Glass last Friday. Vaughn Zimmerman presented a handout to the Planning Commission members, which outlined the items discussed when he met with Mike Glass. Vaughn Zimmerman stated the primary item of discussion was the proposal to make the TDN residential option a conditional use within the A-2 Agricultural District.

There was some discussion on TND's – Traditional Neighborhood Developments, and Frank Miceli stated he would like to try and tie this in with TDR's if possible.

Edie Gordon asked why the need for this. If we go by the Comp Plan – why do we feel the need for conditional uses. Frank Miceli stated we could use this to gain Ag lands. Edie Gordon stated Ag land has come up for grabs at every meeting and if we are going to try and keep the rural atmosphere and stick with the comp Plan, then we need to do what is best for the community and not one developer.

Frank Miceli suggested that the Planning Commission think about this and possibly form a sub-committee.

No Action Necessary. Discussion Only.

### **OB2 – Emergency Services Training Facility**

Bob Hoffman was here to update the Planning Commission on the Emergency Services Training Facility.

Phase I is currently under construction and they hope to have it completed by May of 2007.

The County will pay for the operation expenses of the facility – electric, water, etc.

Bob Hoffman stated he will be meeting with Vaughn Zimmerman and Bill MacMath tomorrow.

Bob Hoffman stated they would also like to attend December's meeting.

No Action Necessary. Discussion Only.

### **OB3 – Autumn Ridge Subdivision**

Frank Miceli stated this subdivision plan has been revised as per comments and agreements resulting from a staff level meeting with Planning Commission members, one Township Supervisor, the developer, Penn Terra representatives and Spring Township staff.

Robert Port, developer, and Eric Casanave, with Penn Terra Engineering were present to discuss the plans.

One of the major issues with the subdivision was the parkland. There was a meeting to discuss this issue. The new plan is showing 182 lots with 8.48 acres of parkland. They are also offering a \$7500.00 in-lieu-of fee. The plans also allows for 20% open space.

The plan was last revised October 4, 2006.

Wayne Yearick questioned the water situation and asked if the adjoining property owners were notified and if tests wells were done.

He was informed that “yes” there was drilling and testing done and the monitoring has come out clean. They measured neighbor’s wells to see if the test wells had any affect on their wells.

Michael Bonchack made a resolution to accept the preliminary land revisions dated 10/4/06 with the primary reason being the parkland. Edie Gordon seconded. Being unanimously approved the motion carried.

**NEW BUSINESS:**

**NB1 – Kenlee Dental Office Preliminary/Final Land Development Plan**

Walter Schneider with Haas Architects was here to present the plans.

The developer proposes to build an office building to house 2 businesses - a dental office and contractor’s office, on tax parcel 13-3-7D. This is lot 3 in the Burnham Farms commercial lot section. A 5,408 square foot office building is proposed to be built on this 4.36 acre parcel.

Stormwater has been addressed and will be directed to the detention basin on the adjoining property, which is being developed by Intuitive Control Systems.

At this time, the land development plan meets all comments from this office. Centre County comments have not been received at this time, but it is anticipated that comments from this review will be relatively minor in nature. Review by Don Franson has been performed and comments have been issued. He recommends approval once his remaining comments have been addressed.

No Component 3 Planning Module is needed as the entire Burnham Farms subdivision was approved under one application.

Approval of E&S Plan by Centre county Conservation district has not been received at this time.

This plan was presented to Benner Township as a courtesy.

It was on a motion of Michael Bonchack seconded by Thomas Craig to recommend approval of the Kenlee Dental Office Preliminary/final Land Development Plan, dated September 20, 2006, last revised October 11, 2006. Conditions of approval being completion of comment issued in letter by Spring Township Zoning Officer dated October 9, 2006, completion of comments by Don Franson in letter dated October 11, 2006, completion of comments issued by Centre County Planning Office, and approval of E&S Plan by Centre County Conservation District. Being unanimously approved the motion carried.

## **MISCELLANEOUS BUSINESS:**

### **MB1 – Eric Dash Letter**

In a letter dated October 3, 2006, Eric Dash requests that his property, tax parcel 14-3-49B, located along Zion Road, be zoned Interchange Commercial. Planning Commission has already reviewed this possibility prior to receiving this letter and the current version of the future zoning map shows this property as being proposed as Interchange Commercial.

No motion to make, recommend that future zoning map designation of this parcel as Interchange Commercial be retained as such.

### **MB2 – Gerald Rogers Letter**

In a letter dated September 5, 2006 (but not received in time to appear on the September 18 Planning Commission agenda), Gerald E. Rogers and others request that the portion of tax parcel 12-3-130, which is located in Spring Township, be zoned Light Industrial in the Nittany Valley Comprehensive Plan. For information, the majority of tax parcel 12-3-130 is located in Benner Township, and as part of the recent Comprehensive Plan change proposal the majority of this parcel will be zoned Campus Industrial.

No motion to make, recommend that Spring Township Planning Commission direct Zoning Officer to reflect on the future zoning map whether this parcel will be zoned as Conservation or Light Industrial.

Michael Bonchack stated he feels we should send correspondence to Mr. Rogers that we need to consider the zoning as it is projected to be and we will take his request into consideration at a future date.

### **MB3 – NVJPC Meeting & Special Meeting for Benner Township Rezoning Request**

The main concern of the Benner Township Rezoning Request was why they are asking for 571 acres to be rezoned. Benner Township felt if they went any smaller it would be spot zoning. It was voted on at the meeting and with a 5-0 vote it was unanimously approved.

## **CORRESPONDENCE:**

## **ADJOURNMENT:**

With no further business to discuss, it was on a motion of Edie Gordon seconded by Michael Bonchack to adjourn the meeting. Being unanimously approved the meeting adjourned at 8:26 p.m.

Korena J. DeFurio  
Recording Clerk