

**SPRING TOWNSHIP PLANNING COMMISSION
1309 BLANCHARD STREET
BELLEFONTE, PA 16823
REGULAR MONTHLY MEETING
OCTOBER 15, 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 SEPTEMBER 17, 2007:

With no additions or corrections, it was on a motion of Michael Bonchack seconded by Thomas Craig to approve the minutes of September 17, 2007. Being unanimously approved the motion carried.

ACTION ON MINUTES OF SEPTEMBER 25, 2007 PUBLIC MEETING:

With no additions or corrections, it was on a motion of Thomas Craig seconded by Edie Gordon to approve the public meeting minutes of September 25, 2007. Being unanimously approved the motion carried.

HEARING OF VISITORS:

OLD BUSINESS:

NEW BUSINESS:

NB1 – Preliminary/Final Land Development Plan for Centre Compressor Station, Dominion Transmission Inc. and Waiver Requests.

Ray Regan from Penn Terra was here to discuss the plans.

Dominion Transmission seeks to build a natural gas compression station on tax parcel 13-4-80F, a part of the former Witherite farm on Witherite Road. This construction will take place on a 55.9 acre tract of ground, although the facility will only occupy a portion of this property.

This proposal was previously granted approval as a conditional use, with no additional conditions applied beyond those stated in the zoning ordinance.

Frank Miceli asked about the waiver for the detention basin. Ray Regan thinks they would like it to be 6 ft. instead of 3 ft. Vaughn Zimmerman stated the detention basin is outside the fenced in area.

Frank Miceli asked why this waiver is necessary. Ray Regan would like to refer this question to GAI.

Thomas Harris feels if we are always going to grant these waivers maybe we need to change our ordinance and he doesn't recommend doing that.

Wayne Yearick asked if this detention basin will hold moisture when they blow off the gas lines. Dave Mordan stated "no" it is for water runoff only.

Frank Miceli asked about the fire hydrant and asked if they have it covered if a work vehicle were to blow up and catch on fire. Dave Mordan stated they have portable fire extinguishers for emergencies like that.

Vaughn Zimmerman stated there are only a few minor issues still outstanding as far as he is concerned.

Frank Miceli looked at the plans and sees that an orange safety fence is shown around the detention basin. Dave Mordan said he doesn't feel that is to be permanent in nature.

Waiver request of Section 208.2.D of the Subdivision and Land Development Ordinance

It was on a motion of Michael Bonchack seconded by Thomas Harris to recommend approval of the waiver request of Section 208.2.D of the Subdivision and Land Development Ordinance (Fire Hydrant) given that there is no water line to support it. Being unanimously approved the motion carried.

Waiver request of Section 307.B.12 of the Stormwater Management Ordinance

It was on a motion of Thomas Harris seconded by Edie Gordon to recommend denying the waiver request for Section 307.B.12 of the Stormwater Management Ordinance due to lack of evidence why we should consider this and not enough information available. Being unanimously approved the motion carried.

MOTION: It was on a motion of Thomas Harris seconded by Thomas Craig to recommend conditional approval of the Centre Compressor Station, Dominion Transmission Inc. Preliminary/Final Land Development Plan, dated July 25, 2007, last revised October 1, 2007. Conditions of approval being completion of any remaining comments by letter from Spring Township dated October 8, 2007 and letter by Don Franson, Spring Township Engineer, dated October 11, 2007 and that the Supervisors grant the waiver request for the detention basin depth. Being unanimously approved the motion carried.

NB2 – Preliminary Land Development Plan for Lee D. and Carol J. Shields: Recreational Vehicle Storage Facility

Eric Casanave from Penn Terra and Lee Shields were present to discuss the plans.

Lee and Carol Shields are proposing to build a storage facility for RV's in the Penn Eagle Industrial Park on Lots 19 and 20. Lot consolidation is in the process and with this the stormwater easement would be reduced from 50' to 25'.

There will be 3 buildings with a total of 31 storage stalls. The first building will be 8200 s.f with 10 stalls, the second building will be 9000 s.f with 11 stalls and the third building will be 11,480 s.f. with 10 stalls.

There will be a single access to the property.

At this time, there is no stormwater plan. That will be presented in the final plan stages.

Eric Casanave discussed the stormwater easement. Frank Miceli feels Don Franson needs to look at this and determine if a 50' easement or 25' easement would be necessary.

Lee Shields stated that each stall will be a minimum of 16ft. wide, 14 ft. high and 50 ft. long with 12 ft. wide doors.

Lee Shields stated most people will bring their RV in and maybe move their RV 6 to 8 times a year.

Frank Miceli stated he is concerned with people coming in for football games. Lee Shields stated he is trying to discourage this by not providing water and sewer service available there. The only service that will be available is electricity to keep the batteries charged.

Frank Miceli asked if they are going to have an office somewhere or how this is going to be administered. Lee Shields stated there is no need for an office.

Each person will have their own key and be able to have access to their RV at any time.

Eric Casanave stated there will be a street light at the entrance and also an Allegheny Power pole near the entrance and they have no objection to attaching a light to their pole instead of having a street light.

Eric Casanave addressed the tax parcel numbers at this time. The current plan shows what the deed book does.

Eric Casanave stated that during construction as many of the trees will be left as possible for landscaping.

Eric Casanave stated that plans have been sent to the fire chief for comment.

Eric Casanave stated that no dumpster is indicated and if one is required by ordinance they would ask for a waiver this evening.

Lee Shields stated this is limited to RV's not just motor homes. It could be used to store boats, etc.

Wayne Yearick asked if there would be carbon monoxide detectors. Lee Shields said he hadn't considered this, but it is not an unreasonable request.

Frank Miceli is concerned with parking and if they meet the parking requirements if the parking is indoors. Frank Miceli asked who decides this. Lee Shields feels they could ask for a reduction in outside parking. Frank Miceli stated the principal use for parking is storage, not parking and that they cannot use it for both. Lee Shields stated there isn't a problem providing necessary required parking.

Frank Miceli asked Eric Casanave to address the turning area.

It was on a motion of Michael Bonchack seconded by Wayne Yearick to recommend conditional approval of the Lee D. and Carol J. Shields Recreational Vehicle Storage Facility Preliminary Land Development Plan, plan dated September 19, 2007, last revised October 3, 2007. Conditions of approval being completion of Spring Township comments in letter dated October 8, 2007, completion of Centre County Planning Office comments when received, final parking be determined upon submission of final plan and approval of lot consolidation. Being unanimously approved the motion carried.

NB3 – Cambridge Master Plan Sketch Plan

Mike Glass and Matt Harlow were here to give the Planning Commission an update on the latest concept revisions for the Cambridge master plan.

Matt Harlow stated they looked at the new ordinance that was adopted in July 2007.

This plan will include the Herlocher tract, Scott farm, Sheckler property, and Lutz property.

The plan will include single family homes, townhomes, garden apartments, live/work units a community center, etc. There will be an athletic and recreation area. Michael Bonchack stated there is a great demand for a tract field. Mike Glass stated this area would be used for whatever the community needs.

Matt Harlow stated this will not be a 10 year build out – it will be longer than that. The plan can be changed to suit the market. The layout of the plan allows for flexibility. Mike Glass stated phasing this development is the most difficult part.

Michael Bonchack asked about the vehicular bridge versus the pedestrian bridge. Mike Glass stated they are open minded to this. Penn Dot has not turned this down but Mike Glass stated they were most interested in meeting the ordinance at this time, but are open minded about this. Wayne Yearick feels they should go under the ground. He stated Mike Glass would never be able to get a vehicular bridge built – that it would be too costly. Vaughn Zimmerman stated with the development being connected by a bridge it might create a lot of extra traffic through the park by people traveling to I-99. Thomas Harris stated if he lived there he wouldn't want a car bridge.

Frank Miceli asked if anything doesn't meet the ordinance. Mike Glass stated he would like the wrap around porches to be an option not a requirement and the definition of live/work units be changed. Thomas Harris feels it is a mixed use not necessarily a live/work area.

Frank Miceli it concerns him because this is ag land and we don't want to turn this into another commercial establishment.

Mike Glass would also like to see the requirement of single family lot not less than 50' at curb and not less than 80' at setback changed to 50' all the way back if they meet the density of 3.5 units per acre. This would be addressed through conditional use.

Mike Glass would also like to see the percentage of different uses changed. Currently is 40% singles, 20% townhomes, 20% apartments and 20% mixed use, which he would like to be a little higher and singles lower.

Mike Glass stated if the Planning Commission likes the road layout they can work with the uses.

Thomas Harris stated what might be helpful is to give us an idea of how small/large these units might be. Thomas Harris stated they need some labeled plans.

Gary Steis asked if the Lutz property would be developed last. Mike Glass stated it might be the second phase.

Eddie Gordon stated isn't commercial in the first phase. Mike Glass stated there is some neighborhood commercial in this phase – a restaurant, pub, etc.

Michael Bonchack asked when the athletic facilities would be built. Mike glass stated they would like to do this in the second phase. Mike Glass stated that phasing and sewer are two of the biggest concerns.

Michael Bonchack stated he doesn't see any problem with the layout.

Wayne Yearick stated he feels this is really going to affect the community and not in a positive manner. He is concerned with the size of this project.

Michael Bonchack stated he doesn't feel the influx of people into this area is a good thing.

Eddie Gordon stated she can't imagine the impact this is going to have on the community – the schools, natural resources, etc.

Gary Steis feels this might benefit Bellefonte. Mike Glass stated the biggest issue Bellefonte has with this is traffic. Mike Glass stated they would work with them on this.

With no further discussion, it was decided that maybe a special meeting would be scheduled for December.

MISCELLANEOUS BUSINESS:

CORRESPONDENCE:

ADJOURNMENT:

With no further business to discuss, it was on a motion of Michael Bonchack seconded by Eddie Gordon to adjourn the meeting. Being unanimously approved the meeting adjourned at 9:20 p.m...

Korena J. DeFurio
Recording Clerk