

**SPRING TOWNSHIP PLANNING COMMISSION
1309 BLANCHARD STREET
BELLEFONTE, PA 16823
REGULAR MONTHLY MEETING
APRIL 20, 2009
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: Edie Gordon, Thomas Harris, Frank Miceli, Gary Steis

Members Absent: Michael Bonchack, Thomas Craig, Wayne Yearick

ZONING OFFICER:

Vaughn Zimmerman

GUESTS:

An attendance sheet is attached to original copy.

ACTION ON MINUTES OF FEBRUARY 23, 2009:

With no additions or corrections, it was on a motion of Edie Gordon seconded by Gary Steis to approve the minutes of February 23, 2009. Being unanimously approved the motion carried.

HEARING OF VISITORS:

NEW BUSINESS:

NB1 – Glenn O. Hawbaker Rail Facility Land Development

Eric Kann from Hawbaker Construction Services was present to discuss the plans.

Glenn O. Hawbaker proposes to construct a fail facility to store, load and unload liquid products and stone. Also proposed is a storage/maintenance building and three liquid storage tanks.

Thomas Harris asked how tall the tanks would be. Eric Kann stated they will be approximately 40' tall. Eric Kann stated there will be some trees planted to screen the tanks.

Gary Steis asked how much more traffic this will generate. Eric Kann stated he doesn't feel it will generate much more traffic.

Eddie Gordon asked if that is a currently active rail line at this time. Eric Kann stated this will make it an active rail line.

Eddie Gordon stated this will be close to the homes on Harrison Road and asked how this will affect them. Eric Kann stated there is a heavily vegetated buffer between the facility and the homes.

Thomas Harris asked if the materials will be mainly used by Hawbaker or for resale. Eric Kann stated most will be used by Hawbaker's but it is possible that some of the items may be resold to other small companies.

Frank Miceli asked how high the storage pile will be. Eric Kann stated it could be approximately 65 feet. This is in the rural resource district and would be an accessory use to the mining and quarrying operation.

Frank Miceli asked what the difference is between the rural resource district and the heavy industrial district. Vaughn Zimmerman stated if this was proposed in the heavy industrial district he would have to say no that they couldn't do this. The rural resource district is more geared for mining and quarrying.

Gary Steis is concerned with traffic. Eric Kann stated that there use to be an asphalt plant there and they feel this will generate less traffic than the asphalt plant. Gary Steis asked Eric Kann if he feels a Highway Occupancy Permit is required for this. Eric Kann stated they don't meet the required traffic count to receive a Highway Occupancy Permit from PennDOT.

Eddie Gordon asked about noise. Eric Kann state there will be trucks and heavy equipment, but that most material will be moved by pumps and conveyor belts.

Frank Miceli asked if there will be any restrictions on hours of operation. Eric Kann stated he isn't aware of any time restrictions.

Frank Miceli feels we need to get a professional opinion if this is a permitted use. Vaughn Zimmerman stated he will check with the Township Solicitor.

It was on a motion of Thomas Harris seconded by Eddie Gordon to table the Glenn O. Hawbaker Rail Facility Land Development Plan until we find out if it needs to go through as a conditional use or not. Being unanimously approved the motion carried.

OLD BUSINESS:

OB1 – Sign Ordinance Revisions

After public hearing by the Spring Township Supervisors, the proposed sign ordinance has been returned to the Planning Commission for further consideration. There are a couple of minor changes recommended by the Board of Supervisors and the Township Solicitor.

Also, due to a recent court case in the Pennsylvania Supreme Court, the Board also recommends that this ordinance be altered to address billboards. Vaughn Zimmerman stated we already have billboards in the Township – some along Axemann Road and down on Rt. 144 between Bellefonte and Milesburg and a couple on East College Ave. Vaughn Zimmerman stated they would regulate them to 1 billboard every thousand feet, which would be 5 per mile.

Frank Miceli asked what Benner Township's Ordinance allows. Vaughn Zimmerman pulled their Ordinance and found that the Benner Township Ordinance does not address billboards.

Vaughn Zimmerman stated that the conversion of non-conforming billboards from existing ones to video billboards is prohibited.

The Planning Commission feels in addition to a front and rear setback, billboards should also have a side setback at the same distance as the front and rear setbacks and that billboards should be restricted from being constructed within 50 feet of any existing commercial or industrial building and 150 feet from any existing residential building.

It was on a motion of Thomas Harris seconded by Gary Steis that the Sign Ordinance with the noted changes be sent on to the Supervisors for public hearing. Being unanimously approved the motion carried.

MISCELLANEOUS BUSINESS:

CORRESPONDENCE:

ADJOURNMENT:

With no further business to discuss, it was on a motion of Edie Gordon seconded by Thomas Harris the meeting adjourned by acclamation at 9:10 P.M.

Korena J. DeFurio
Recording Clerk