

**SPRING TOWNSHIP PLANNING COMMISSION
1309 BLANCHARD STREET
BELLEFONTE, PA 16823
REGULAR MONTHLY MEETING
AUGUST 18, 2008
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, Edie Gordon, Thomas Harris, Frank Miceli, Gary Steis, Wayne Yearick

Members Absent: Thomas Craig

ZONING OFFICER:

Vaughn Zimmerman

GUESTS:

An attendance sheet is attached to original copy.

ACTION ON MINUTES OF JULY 21, 2008:

With no additions or corrections, it was on a motion of Michael Bonchack seconded by Thomas Harris to approve the minutes of July 21, 2008. Being unanimously approved the motion carried.

HEARING OF VISITORS:

OLD BUSINESS:

NEW BUSINESS:

NB1 – Bridleridge Preliminary Subdivision Time Extension

The sixth 90-day time extension for this plan expires on August 20, 2008. Tony Fruchtl of Penn Terra Engineering has granted Spring Township another 90-day time extension, ending on November 18, 2008.

It was on a motion of Michael Bonchack seconded by Wayne Yearick to approve the 90-day time extension for the “Bridleridge Preliminary Subdivision Plan” dated November 22, 2006, time extension to extend to until November 18, 2008. With a vote of 5-0-1 the motion carried. Thomas Harris abstained.

NB2 – Saddle Creek Preliminary Subdivision Time Extension

The sixth 90-day time extension for this plan expires on August 20, 2008. Tony Fruchtl of Penn Terra Engineering has granted Spring Township another 90-day time extension, ending on November 18, 2008.

It was on a motion of Gary Steis seconded by Michael Bonchack to approve the 90-day time extension for the “Preliminary Subdivision Plan – Saddle Creek Subdivision” dated November 22, 2006, last revised January 10, 2007, time extension to extend until November 18, 2008. With a vote of 5-0-1 the motion carried. Thomas Harris abstained.

NB3 – Cambridge Subdivision Discussion

Mike Glass revised the concept of the Cambridge Subdivision and the most recent sketch was submitted to the Planning Commission for comments and recommendations.

Matt Harlow and Mike Glass were present to discuss the plans.

Mike Glass stated he was concerned with the Sheckler property – wanted more open space, etc.

The commercial property on Zion Road really hasn't changed.

They moved some of the apartments to the Lutz side. There are still the same number of units, but they have just moved them around a little.

The new layout provides a lot more open space. There is approx. 130-135 acres of open space and there was originally 90+ acres of open space.

Michael Bonchack asked if the idea of a vehicular bridge is out of the picture and Mike Glass stated “yes”.

The open spaces will be landscaped, but the landscaping plan will not be submitted until the preliminary plan is submitted. Thomas Harris feels the open spaces should be natural.

Maybe the developer will have to make them “natural” because it is currently pasture fields there.

Matt Harlow stated they met with Bellefonte Borough today to discuss traffic issues.

Frank Miceli asked how many units will be in the development and Mike Glass stated approx. 1300.

Edie Gordon asked about phasing. Matt Harlow stated the Scott property would be developed in the first phase and the Lutz property developed in the second phase.

Michael Bonchack asked if there was any consideration as to public transportation. Matt Harlow stated not at this time, but that will be taken into consideration – where bus stops should be, etc.

Thomas Harris stated that early on in the project they met with the school regarding athletic fields, etc. They have not met with them recently, but it may be time to do so. He has asked Bill MacMath if he feels they should meet with the school and he stated Bill isn’t pushing it at this time.

Michael Bonchack stated he is good with the new plan but will feel better after traffic issues are addressed.

Frank Miceli feels they have made a clear mark between single family and multi-family and he thought the idea was to integrate the different types of housing. Mike Glass stated “yes” they have but on the Sheckler site, it was hard to integrate the townhomes and single family homes and get the percentage they needed.

Wayne Yearick asked if they have any other ideas for the town square. He doesn’t feel those buildings look like Spring Township. He feels it looks more like Disney. They presented other plans which would look more rural.

MISCELLANEOUS BUSINESS:

MB1 – Sign Ordinance Discussion

Vaughn Zimmerman went over the changes.

The Planning Commission was concerned with limiting the number of signs to 4 events per year for civic events – church dinners, carnivals, etc.

The Planning Commission feels no signs should be placed in the public right-of-way.

Thomas Harris is concerned with political signs – limiting the number of signs and the time they can be up. He feels it is a freedom of speech issue. He feels it should be limited to so much square footage per property.

Frank Miceli feels all signs should be regulated the same.

Frank Miceli told Vaughn Zimmerman to have the sign ordinance reviewed by Tracy Benson.

Vaughn Zimmerman addressed another exempt sign – business open house sign, under new management , etc. This will be added to Chart A. The sign can be displayed for 30 days and after that it requires a permit.

MB2 – Outdoor Furnaces and Windmills

Frank Miceli brought up the issue of outdoor furnaces and windmills. Vaughn Zimmerman stated he and Bill are looking into regulating this. Vaughn Zimmerman stated currently you have to have 3 or more acres to have an outdoor furnace.

CORRESPONDENCE:

ADJOURNMENT:

With no further business to discuss, it was on a motion of Frank Miceli seconded by Michael Bonchack to adjourn the meeting. Being unanimously approved the meeting adjourned at 8:55 P.M.

Korena J. DeFurio
Recording Clerk