

**SPRING TOWNSHIP PLANNING COMMISSION
1309 BLANCHARD STREET
BELLEFONTE, PA 16823
REGULAR MONTHLY MEETING
FEBRUARY 23, 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: Thomas Craig, Edie Gordon, Frank Miceli, Gary Steis, Wayne Yearick

Members Absent: Michael Bonchack, Thomas Harris

ZONING OFFICER:

Vaughn Zimmerman

GUESTS:

An attendance sheet is attached to original copy.

ACTION ON MINUTES OF JANUARY 19, 2009:

With no additions or corrections, it was on a motion of Edie Gordon seconded by Thomas Craig to approve the minutes of January 19, 2009. Being unanimously approved the motion carried.

HEARING OF VISITORS:

OLD BUSINESS:

OB1 – Bridleridge and Saddle Creek Discussion

Tony Fruchtl and Carl Bankert were present to discuss plans.

Tony Fruchtl stated that S&A Homes proposes to subdivide 172.151 acres of ground along Axemann Road into a residential subdivision. The development lies between the Steeplechase development and I-99.

The development will be done in approximately 17 phases and when completed this development could have a total of 619 residential units, primarily a combination of single family homes and townhouses. Tony Fruchtl stated that along I-99 there will be a 75' buffer yard along the homes.

There will be 2 sanitary sewer lines for the development that will connect to the existing sewer line on Rt. 144.

Carl Bankert stated he has already met with the Water Authority and there is plenty of water flow for this development.

There was discussion on street trees. The Township would like the trees behind the sidewalk and Tony Fruchtl and Carl Bankert suggest them in front of the sidewalk along the street. They feel if they put them where Vaughn Zimmerman suggests – the trees would only be about 10' from the houses.

This plan was originally submitted under the previous Zoning Ordinance and uses the R-3 Land Conservation standards from that Ordinance. A minimum of 20% open space has been allocated which permits a density of 3.8 units per acre (654 possible total units). This development does not meet all standards of the Spring Township Parkland Ordinance. S&A is requesting a waiver to the parkland slope requirements for proposed parkland in what is shown as Phase 9. Considering the proposed development shown for this possible parkland, Spring Township staff has no objection to granting this waiver. Upon review, Don Franson has indicated that he has no objection to granting this waiver provided that this area is developed in a parkland fashion similar to what is shown on the preliminary plan. Section 805.D(4) of the Spring Township Zoning Ordinance does permit slopes greater than that required by the Parkland Ordinance with approval of the Board of Supervisors.

Frank Miceli asked Tony Fruchtl to discuss the townhome areas. Tony Fruchtl stated those areas are subject to change until they would be built. Frank Miceli asked him to explain what they are thinking in those areas. Tony Fruchtl explained where the townhomes would be located, etc.

Eddie Gordon asked Tony Fruchtl what the time frame is for the 17 phases. Tony Fruchtl stated they estimate full build out to be about 2038.

Eddie Gordon asked when the 11 acre park would be developed. Tony Fruchtl stated it isn't shown until phase 10, but could be tied in after the 2nd phase.

Frank Miceli asked when they would construct Bridleridge Drive. Tony Fruchtl stated it would be constructed in Phase 3.

Frank Miceli asked what a patio home is. Tony Fruchtl stated it is usually a single level home with a smaller lot. Vaughn Zimmerman stated a patio home has a zero lot line.

Frank Miceli is concerned with the traffic generated by the first 2 phases and which way it will travel once they reach Axemann Road. Tony Fruchtl stated a traffic study will be done.

Gary Sties asked if the grades all meet Township standards. Tony stated “yes” the grades all meet Township Standards.

Frank Miceli asked when they will have an answer from PennDOT on the traffic study. Carl Bankert and Tony Fruchtl stated they do not have an answer at this time. Frank Miceli stated he feels it is more of a concern than just with PennDOT – it is a Township problem as well. Vaughn Zimmerman stated that the developer could do a traffic count of Steeplechase now and consider this additional traffic from this development.

A lot consolidation plan is currently under review to consolidate the two parcels of ground which will make up this development. At this time, this plan has not been approved or recorded.

At this time, this plan meets almost all requirements of the Spring Township Subdivision Ordinance and the previous Spring Township Zoning Ordinance. In a review letter dated February 14, 2009, Don Franson has indicated that he has no objection to granting approval of this plan. PennDOT has not granted approval of the traffic study at this time. E&S and Component 3 Planning Modules for sewer requirements will be addressed upon submission of final subdivision plan phases.

It had been discussed previously that the Planning Commission put forth a condition of approval that the developer satisfy all other conditions of approval within one year or the plan will be deemed denied; however, they decided not to apply the one year time limit due to the uncertainty when attempting to gain PennDOT approval.

MOTION 1: It was on a motion of Edie Gordon seconded by Wayne Yearick to recommend approval of the waiver request for lot 9 (slope requirements) dated February 11, 2009 to Section 805.D.4 of the Spring Township Zoning Ordinance. Being unanimously approved the motion carried.

MOTION 2: It was on a motion of Gary Steis seconded by Wayne Yearick to recommend conditional approval of the Bridleridge Preliminary Subdivision Plan, dated November 22, 006, last revised February 11, 2009. Conditions of approval to be completion of remaining comments issued by Spring Township in a letter dated February 12, 2009, completion of comments by Don Franson in letter dated February 14, 2009, granting of waiver to Section 805.D.4 of the Spring Township Zoning Ordinance, completion and recording of a lot consolidation plan, approval of traffic study by PennDOT and approval of Township Engineer of traffic impact on Township roads. Being unanimously approved the motion carried.

OB2 – Saddle Creek Preliminary Subdivision

Tony Fruchtl and Carl Bankert were present to discuss the plans.

Tony Fruchtl stated that S&A Homes proposes to subdivide 44.429 acres of ground along Axemann Road into a residential subdivision.

When completed, this development could have a total of 90 residential units, a combination of single family homes and quadplex units. The only area of multi-family housing is the area for the quadplex units. This plan was submitted under the previous Zoning Ordinance, and thus follows the former R-2 Land Conservation standards. Under these standards, a maximum of 111 units could be planned for on this ground.

Tony Fruchtl stated the sanitary sewer ties into existing sewer lines. Water supply ties in through the Bridleridge development. There will be detention basins in the development to handle stormwater.

Tony Fruchtl stated that traffic issues are the same as Bridleridge.

Tony Fruchtl stated they do meet the open space requirements for this project, but there is no area suitable for parkland. The developer requests that a fee-in-lieu be approved due to the lack of acceptable parkland. They feel this development could use the parkland in the Bridleridge development.

Gary Steis asked about the entrance and if this was looked at and suggested by PennDOT. Tony Fruchtl stated "yes" they did have someone look at this site and approve this entrance.

At this time, there are only three outstanding comments from Spring Township and Centre County reviews. Don Franson recommends approval of this plan once remaining comments have been addressed. PennDOT has not at this time granted approval of the traffic study for this development. E&S and Component 3 Planning Modules for sewer will be addressed at the final plan stages.

S&A Homes has requested a waiver to the minimum cul-de-sac length on Breckenridge Circle. Don Franson, Spring Township Engineer, has no objection to the granting of this waiver as the street length still meets the minimum requirements for granting of PennDOT liquid fuels reimbursements.

It had been discussed previously that the Planning Commission put forth a condition of approval that the developer satisfy all other conditions of approval within one year of the plan will be deemed denied; however, they decided not to apply a one year time limit due to the uncertainty when attempting to gain PennDOT approval.

MOTION 1: It was on a motion of Wayne Yearick seconded by Gary Steis to grant approval of the waiver request to Spring Township Subdivision Ordinance Section 302.6.B.3 to reduce the cul-de-sac for Breckenridge from 750 feet to 710 feet. Being unanimously approved the motion carried.

MOTION 2: It was on a motion of Edie Gordon seconded by Thomas Craig to recommend conditional approval of the Saddle Creek Preliminary Subdivision Plan, dated October 25, 2006, last revised February 11, 2009. Conditions of approval being completion of comments issued by Spring Township in a letter dated February 12, 2009, completion of comments issued by Don Franson in a letter dated February 14, 2009 and approval of traffic study by PennDOT. Being unanimously approved the motion carried.

NEW BUSINESS:

NB1 – Glenn O. Hawbaker Storage Building Land Development

Chris Force from Glenn O. Hawbaker was present to discuss the plans.

Glenn O. Hawbaker proposes to construct a storage building on ground located off of Gilltown Road. This storage building is planned to be 11,520 square feet in size and will sit on tax parcel number 13-4-69C. The building is basically a pole building with a roof and enclosed on 3 sides and will be used for seasonal storage.

There is no engineering review by Don Franson to be done, as engineering issues such as stormwater are in this case reviewed by Pennsylvania DEP. At this time, only one minor comment remains on the Spring Township review. Centre County review was just received on February 17 (review letter dated February 13), and thus the most recent version of the plan does not yet reflect these comments.

Frank Miceli asked what their time frame is. Chris Force stated as soon as they receive approval.

Gary Steis asked if Gilltown Road is a paved or dirt road. He was informed that it is a dirt road and by agreement with the Township Glenn O. Hawbaker maintains this road. Gary Steis also asked about the radius for turn onto Gilltown Road.

Chris Force informed the Planning Commission that since the building will be used for seasonal storage he doesn't anticipate too much traffic.

It was on a motion of Thomas Craig seconded by Edie Gordon to recommend conditional approval of the Preliminary/Final Land Development Plan for Glenn O. Hawbaker, Inc. Bridge Storage Building, plan dated January 28, 2009, last revised February 11, 2009. Conditions of approval being completion of Spring Township review comment by letter dated February 12, 2009 and completion of comments by Centre County Planning Office in a letter dated February 13, 2009. Being unanimously approved the motion carried.

NB2 – Amberleigh Square Preliminary Lot Consolidation and Land Development

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

Due to the market changes, Mike Glass proposes to modify Phase 3 of the Amberleigh Subdivision. With this new proposal, three lots from Phase 2 will be consolidated into Phase 3 acreage upon which they propose to construct 4 apartment buildings each being 24 units. They will be 1 and 2 bedroom garden apartments. The units will all be rented with the 1 bedroom units being approximately \$725 a month and the 2 bedroom being approximately \$925.00 a month. They will screen and buffer the parking area between the residential homes.

Also part of this land development plan will be the construction of a community center and pool facility which will be available for use by the entire Amberleigh development.

The units will have on site management.

Phase 2 is patio homes, which are single family dwellings on a small lot with a zero lot line on one side.

Vaughn Zimmerman stated he has given Benner Township a copy of the plans and traffic study. Vaughn Zimmerman also stated he will need a letter stating there won't be any impact on the traffic study.

This proposal meets all regulations of the former R-4 zoning district, which is the zoning district the original Amberleigh subdivision plan was submitted under. Apartments are a permitted use within the old R-4 zoning district, allowing for one apartment per 3,500 square feet of land. The increased unit count proposed by this plan is within old R-4 zoning district limitation for this land (maximum allowable would be 122 units).

At this time, all comments from this office have been addressed regarding the land development plan, with only one minor comment remaining in regards to the lot consolidation portion of this plan. Don Franson's remaining comments are all issues which he has indicated can be addressed in the final land development plan stage, and he thus has no objection to the approval of this plan. Centre County Planning Office comments were received on February 12, thus have not been addressed in this plan. Approvals for E&S and Component 3 Planning Modules for sewer will be addressed at the final land development plan stage.

Frank Miceli asked what their time frame is and Mike Glass stated they would like to get started as soon as they receive approval.

It was on a motion of Wayne Yearick seconded by Gary Sties to recommend conditional approval of the Preliminary Lot consolidation and Land Development Plan for Amberleigh Square, plan dated January 23, 2009, last revised February 11, 2009. conditional of approval being completion of remaining Spring Township comment in letter dated February 12, 2009, completion of Centre County Planning Office comments in letter dated February 11, 2009, and approval of new traffic counts and/or modified Highway Occupancy Permit reflecting new counts as required by PennDOT. Being unanimously approved the motion carried.

MISCELLANEOUS BUSINESS:

MB1 – Zoning Ordinance Amendments and Corrections

Vaughn Zimmerman addressed the issues and correction to the Zoning Ordinance.

Since the adoption of the current zoning ordinances, a number of typographical errors and other minor needed corrections have been identified. In addition, there are a couple of proposed modifications to the parking section of the ordinances, which would require townhouses to allocate 2.5 parking spaces per unit instead of 2.25, and would require that all fractional parking spaces in townhouse, duplex and multi-family developments be allocated as overflow-type parking and not be associated with any particular unit within the development.

Along with these minor changes and corrections, FEMA has mandated that all municipalities contain specific information and regulations in their floodplain ordinances. This requires a significant change in the current floodplain ordinance which has resulted in the rewrite of the whole section. The revised Section 206: Floodplain Conservation has been included for review by the Planning Commission.

It was on a motion of Edie Gordon seconded by Thomas Craig to recommend that the Spring Township Supervisors schedule a public hearing to adopt proposed changes and corrections to the Spring Township Zoning Ordinance, Ordinance number 2007-03, adopted May 2, 2007. Being unanimously approved the motion carried.

CORRESPONDENCE:

ADJOURNMENT:

With no further business to discuss, the meeting adjourned by acclamation at 9:10 P.M.

Korena J. DeFurio
Recording Clerk