

**SPRING TOWNSHIP PLANNING COMMISSION
1309 BLANCHARD STREET
BELLEFONTE, PA 16823
REGULAR MONTHLY MEETING
JANUARY 19, 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: Michael Bonchack, Thomas Craig, Edie Gordon, Frank Miceli, Gary Steis, Wayne Yearick

Members Absent: Thomas Harris

ZONING OFFICER:

Vaughn Zimmerman

GUESTS:

An attendance sheet is attached to original copy.

REORGANIZATION:

At this time, Vaughn Zimmerman opened nomination for officers.

It was on a motion of Michael Bonchack seconded by Wayne Yearick to retain the same officers as last year: Frank Miceli-Chairman, Michael Bonchack-Vice-Chairman, and Thomas Harris-Secretary. Being unanimously approved the motion carried.

The meeting was then turned back over to Frank Miceli.

ACTION ON MINUTES OF NOVEMBER 17, 2008:

With no additions or corrections, it was on a motion of Thomas Craig seconded by Edie Gordon to approve the minutes of November 17, 2008. Being unanimously approved the motion carried.

HEARING OF VISITORS:

OLD BUSINESS:

OB1 – Bridleridge and Saddle Creek Discussion

Carl Bankert and Robert Poole were present to discuss plans.

Plans for these two developments were submitted prior to the current zoning ordinance going into effect. A Meeting was held at the Township building on January 15, 2009 to discuss how the Township will proceed in relation to S&A's plans.

Carl Bankert stated he will have the new plans to Vaughn Zimmerman on January 28, 2009, which will reflect the 20 acres obtained by CPI.

Carl Bankert offered a time extension until April 21, 2009.

Michael Bonchack asked Carl Bankert where they are with PennDOT approval and the traffic study. Carl Bankert stated they have no idea at this time. Michael Bonchack stated that will be a condition of approval.

Based on the January 15, 2009 meeting, the following course of action is proposed:

Spring Township Planning Commission will accept one last time extension, with the time extension to end either on April 21, 2009 or on May 19, 2009 (to coincide with Planning Commission meetings). S&S Homes shall proceed with the planning approval process and will have a plan ready to present to the Planning Commission at the Planning Commission meeting on February 23, 2009. At this meeting, S&A shall seek conditional approval of the Bridleridge and Saddle Creek subdivision plans. Assuming that conditional approval is recommended by the Planning Commission, the Township will seek an agreement (as part of that conditional approval) with S&A that they shall address all other conditions of approval within 1 year, and if the conditions of approval are not met within that time, then the plans shall be deemed to be denied.

It was on a motion of Wayne Yearick seconded by Gary Steis to approve the time extension for Bridleridge until the April 21, 2009 Planning Commission meeting. Being unanimously approved the motion carried.

It was on a motion of Michael Bonchack seconded by Thomas Craig to approve the time extension for Saddle Creek until the April 21, 2009 Planning Commission meeting. Being unanimously approved the motion carried.

NEW BUSINESS:

NB1 – BMW Partnership Sketch Plan

Armond Aquilino from Nittany Engineering was present to discuss the plans.

Ed Maxwell and Allen Witherite were also present.

The BMW Partnership proposes to develop a 9.8 acre tract of ground along SR 144 (Axemann Road) which sits opposite of the entrance to Pleasant Hills development. There are some single family residences along this property and the Pleasant Gap Fire Company and Fish Commission also surround this property. Also included on this site is the former Phoenix Engineering warehouse building. The front part of this parcel, including the warehouse building, is zoned Village commercial (VC).

The sketch plans shows 23 proposed duplex buildings (zoning ordinance would permit a maximum of 28 duplex buildings on this site). Some of the units will be rented and some will be sold.

There are wetland and flood plain issued to be addressed on this site, including the probable need for the developer to construct a bridge over floodplain area to access the site. Current access to the property is a gravel road used by the business located there. There is no current access to the portion of this property, which is zoned R-2 Residential.

The development will have a private road system, which will be maintained by the developer and will not be turned over to the Township.

Micahel Bonchack asked where the school bus will turn around. Armond Aquilino stated they haven't met with the school and addressed that issue yet.

Gary Steis asked if there are sidewalks in the development. Armond Aquilino stated that sidewalks are not proposed at this time because of short distances. The Planning Commission feels that is even more of a need for sidewalks if the children have to walk to the bus stop.

Gary Steis questioned why they are going with a 40ft. R.O.W. instead of a 50 ft. R.O.W. Armond Aquilino stated they are proposing the 40ft. R.O.W. since it is a private road system and will be maintained by the developer and not turned over to the Township.

The units will not have garages, but there will be 2 parking stall in front of each unit. Overflow parking will be provided in three areas of the development.

There is presently public water and sewer on site. They will be required to submit Planning Modules to DEP. All utilities will be underground. They will provide landscape buffers in the development.

Frank Miceli asked what the general time frame is for the development. Armond Aquilino stated late spring depending on DEP. The development will probably be done in 2 phases with cutting and filling as it is developed.

A traffic study will have to be done and Spring Township staff has already attended a meeting with the developer's engineers and PennDOT to discuss traffic study scope and the possibility of alternate entrance locations, the result of which is that developers will perform a study to examine the best entrance locations to the site. It will be permitted for 750 trips per day.

Frank Miceli stated they should check with the fire company to see if they would be able to maneuver emergency vehicles in the development and he is also concerned with the steep grade behind the duplexes and an area for kids to play.

Michael Bonchack stated he is concerned with the street width, emergency vehicles being able to maneuver around in the development, the steep grade behind the duplexes and school buses being able to turn around in the development. He also stated that sidewalks are a must for the development.

Allen Witherite stated they are striving to provide lower priced housing – workforce housing. The units will range in price from \$100,000 to \$125,000 per unit.

No action necessary. Discussion Only.

MISCELLANEOUS BUSINESS:

CORRESPONDENCE:

ADJOURNMENT:

With no further business to discuss, it was on a motion of Michael Bonchack seconded by Edie Gordon to adjourn the meeting. Being unanimously approved the meeting adjourned at 8:10 P.M.

Korena J. DeFurio
Recording Clerk