

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

Members Absent: Thomas Craig, Gary Steis

ZONING OFFICER:

Vaughn Zimmerman

GUESTS:

An attendance sheet is attached to original copy.

ACTION ON MINUTES OF APRIL 20, 2009:

The following correction was made to the minutes of April 20, 2009. Under NB1 – Glenn O. Hawbaker Rail Facility Land Development - it should say that Glenn O. Hawbaker proposes to construct a rail facility not a fail facility. It was on a motion of Thomas Harris seconded by Edie Gordon to approve the minutes of April 20, 2009 as corrected. Being unanimously approved the motion carried.

HEARING OF VISITORS:

OLD BUSINESS:

OB1 – Glenn O. Hawbaker Rail Facility Land Development

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

Vaughn Zimmerman stated he discussed this matter with the Township Solicitor, Tracy Benson, and he doesn't feel this needs to go through a conditional use hearing since this type of activity is already performed on the property.

There is no engineering review by Don Franson to be done, as engineering issues such as stormwater are in this case reviewed by DEP.

It appears that PennDOT did not require them to have an HOP. Frank Miceli stated it would be up to the Planning Commission to either require a HOP or get a letter from them stating that they do not need a HOP. Vaughn Zimmerman stated that could be a condition of approval. Vaughn Zimmerman stated there will be approximately 7 trips in and 7 trips out per day with 1 vehicle at peak times.

Edie Gordon asked where the liquid asphalt is produced. Glen Hein stated it is not produced on site. Currently it is hauled in by truck, but would now be brought in by rail.

Wayne Yearick asked how much the truck traffic would decrease by using the rail lines to bring in materials. Chris Force stated they were not sure. Wayne Yearick also asked if the trucks would be coming off I-99 and I-80 and not coming from State College. He was told that was correct.

Edie Gordon asked about air and noise pollution. Glen Hein stated that DEP regulates these things. He state there will be sprayers at the piles of materials that will continually spray the materials to keep the dust down. Also truck will be using the paved entrance to the site instead of the dirt road.

Vaughn Zimmerman stated there will be landscaping and if it is not done by the time they want to use the facility he will require them to post surety.

Glen Hein stated is more efficient and cost effective to ship things by rail.

It was on a motion of Thomas Harris seconded by Wayne Yearick to recommend conditional approval of the Preliminary/Final Land Development Plan for Glenn O. Hawbaker, Inc. Pleasant Gap Rail Facility, plan dated March 25, 2009, last revised April 8, 2009. Conditions of approval being completion of Spring Township review comments by letter dated April 9, 2009 and issuance of High Occupancy Permit or exception from requiring a permit by PennDOT. Being unanimously approve the motion carried.

NEW BUSINESS:

NB1 – Amberleigh Square Final Land Development Time Extension

After discussing this plan with area residents and Township staff, the developer has decided to rearrange some of the building and parking areas. This reworking of the plan will not change the number of proposed residential units. Matt Harlow, engineer for developer Mike Glass, has granted Spring Township a time extension for this plan.

It was on a motion of Edie Gordon seconded by Thomas Harris to accept the time extension for the Amberleigh Square Final Land Development plan, plan dated March 25, 2009, last revised April 3, 2009, time extension to expire on September 21, 2009. Being unanimously approved the motion carried.

MISCELLANEOUS BUSINESS:

Frank Miceli asked the Planning Commission would like to look at next – possibly the Subdivision Ordinance. Vaughn Zimmerman stated he and bill have that slated for later this year.

Thomas Harris stated he feels we need a dump site for compost – leaves, grass clippings, etc. He feels we should show Bellefonte a plan as to how this would be beneficial so they might possibly allow us to use the Bellefonte Borough site.

Thomas Harris also questioned where we stand with recreation. He feels there are grants out there for these types of projects. Vaughn Zimmerman stated the park at the school is the main focus at this time and also that Mike Glass is talking to the YMCA for a large facility that would draw in soccer games, etc.

CORRESPONDENCE:

ADJOURNMENT:

With no further business to discuss, the meeting adjourned by acclamation at 7:55 P.M.

Korena J. DeFurio
Recording Clerk