

**SPRING TOWNSHIP PLANNING COMMISSION  
1309 BLANCHARD STREET  
BELLEFONTE, PA 16823  
REGULAR MONTHLY MEETING  
APRIL 21, 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:** Thomas Craig, Edie Gordon, Thomas Harris, Frank Miceli, Gary Steis, Wayne Yearick

**Members Absent:** Michael Bonchack

**ZONING OFFICER:**

Vaughn Zimmerman

**GUESTS:**

An attendance sheet is attached to original copy.

**ACTION ON MINUTES OF MARCH 17, 2008:**

With no additions or corrections, it was on a motion of Wayne Yearick seconded by Thomas Harris to approve the minutes of March 17, 2008. Being unanimously approved the motion carried.

**HEARING OF VISITORS:**

**OLD BUSINESS:**

**OB – Valentine Hill Road Sewer Extension Planning Module**

Spring-Benner-Walker Joint Authority has submitted a Component 3m (Municipal or Authority Sponsored Minor Sewage Collection Project) Planning Module to install sewer along Valentine Hill Road. A total of 6 EDU's are needed for this project.

Warren Miller from SBWJA was here to discuss the plans.

Frank Miceli asked why they are doing this area versus other areas. Warren Miller stated Valentine Hill is the last direct stream discharge area. There are 6 properties affected by this.

Warren Miller stated their projects for 2008 are Valentine Hill Road, Raymond's Lane & Lower Gyp Road, Seibert Road and Centre Hall Mountain. He stated part of these projects is funded by grants, bonds and loans. He stated that it is not really worth the cost, but none of these projects are really cost effective anymore. The reason Valentine Hill Road is being done is because of public health and safety issues. Wayne Yearick asked if the homeowners will assume any of this cost. Warren Miller stated the homeowners will be charged a \$2500.00 tap on fee and a will be billed a quarterly charge.

Thomas Harris asked the size of the line. Warren Miller stated it will be an 8" PVC line.

Thomas Craig asked who dictates who has to connect to the public sewer line. Warren Miller stated the Township Supervisors and in some cases the Township Sewage Enforcement Officer determines this.

Thomas Harris asked Vaughn Zimmerman what Valentine Hill is zoned. Vaughn Zimmerman stated it is zoned R4.

Thomas Harris asked Warren Miller why Weaver Hill hasn't been considered for public sewer. Warren Miller stated the Supervisors approved the Act 537 and Weaver Hill was not part of the plan.

It was on a motion of Thomas Harris seconded by Edie Gordon to recommend approval of the Component 3m Planning Module for the Valentine Hill Road sewer extension. Being unanimously approved the motion carried.

### **OB2 – Intuitive Control Systems Preliminary/Final Land Development**

Tony Fruchtl was here to discuss the plans.

This plan was previously submitted and granted conditional approval by the Spring Township Board of Supervisors on September 5, 2006. In that time, no construction on this site has occurred and the plan has not been acted upon. ICS Property LLC and Penn Terra Engineering have submitted a revised land development plan for this site. This plan will increase the square footage of the buildings to be constructed, increase the parking to accommodate this change, and will reconfigure the stormwater facilities on site. In revising this project, the developer has followed current landscaping and parking standards as set forth in the current zoning ordinance, including a buffer yard between this development and the townhouse/duplex development of Skyview Meadow next door.

The site is a 4.19 acre lot. There will be 2 buildings and the project will be phased.

The site is zoned Highway Commercial.

Frank Miceli asked how deep the detention basin is. Tony Fruchtl stated it is 8' on the deepest side. Frank Miceli asked if there is a barrier there. Tony Fruchtl stated just plantings and landscaping. Tony Fruchtl clarified there will not be 8' of water in the pond. The 8' is just the slope of the pond at the deepest end. Vaughn Zimmerman stated if it would hold more than 3' of water they would have to ask for a waiver.

Tony Fruchtl stated this company assembles traffic control devices.

Frank Miceli asked what the time frame is for the second phase. Tony Fruchtl stated within 5 years. Vaughn Zimmerman stated after the 1<sup>st</sup> phase is complete they have 5 years to complete the second phase.

Frank Miceli asked how many people will use this building. Tony Fruchtl stated approximately 30 people for the 1<sup>st</sup> phase and 30 for the 2<sup>nd</sup> phase.

At this time, all Spring Township and Centre County Planning Office comments have been addressed. Don Franson has no objections to approval of this plan. E&S approval has already been received for this plan from the Centre County Conservation District.

It was on the motion of Edie Gordon seconded by Gary Steis to recommend approval of the Preliminary/Final Land Development Plan for Intuitive Control systems, Burnham Farms Lot 4, plan dated January 16, 2008, last revised March 4, 2008. Being unanimously approved the motion carried.

## **NEW BUSINESS:**

### **NB1 – Time Extension for Intuitive Control Systems**

John Sepp from Penn Terra Engineering has granted Spring Township a 90-day time extension for the revised Intuitive Control Systems Preliminary/Final Land Development Plan. This Land Development Plan expires on 4/29/08. This time extension is necessary so that this plan may be addressed in a timely fashion by the Spring Township Supervisors, and will extend until July 28, 2008.

It was on a motion of Wayne Yearick seconded by Thomas Craig to recommend approval of the 90-day time extension for the Preliminary/Final Land Development Plan for Intuitive Control Systems, Burnham Farms Lot 4, plan dated January 16, 2008, last revised march 4, 2008, time extension expiring on July 28, 2008. Being unanimously approved the motion carried.

### **NB2 – Time Extension for T.C. Transport Preliminary/Final Land Development**

John Thompson at Kerry A. Uhler & Associates has granted Spring Township a 90-day time extension for the Preliminary/Final Land Development Plan for T.C. Transport. This Land Development Plan expires on 4/29/08. This time extension is necessary to allow this plan to be addressed by the Spring Township Supervisors. This 90-day time extension will expire on July 28, 2008.

It was on a motion of Gary Steis seconded by Thomas Harris to approve the 90-day time extension for the Preliminary/Final Land Development Plan for T.C. Transport, plan dated January 21, 2008, last revised April 14, 2008. This time extension will expire on July 28, 2008. Being unanimously approved the motion carried.

### **NB3 – Preliminary/Final Land Development Plan for T.C. Transport, Inc.**

Alan Uhler was here to present plans.

Thomas C. Capparelle of T.C. Transport seeks to construct a second commercial structure on tax parcel 13-4-110A. The current structure is used as a base of operations for a commercial trucking company. The second building would be used for the same purpose, with some office space included along with the storage of trucks and minor maintenance. Currently also on this site is an office trailer and open gravel lot which is used for truck parking by J.P. Don Moyer trucking company. With the completion of this proposed structure, the office trailer would be removed from this property.

This proposal will decrease the total impervious surfaces on this property minorly, reducing impervious coverage by 0.28 acres (1/8% of the total parcel). Landscaping will be performed at the site entrance and along the property line shared with Straley Veterinary Clinic as well as installing shrubberies along the new proposed parking spaces. The fields currently used for agriculture on this site will not be disturbed or have their use changed with this plan.

Alan Uhler stated there is a 40' deep pit on the property that was an iron ore pit at one time. Alan stated during a rainstorm it may fill with a couple feet of water but quickly drains. The pit is landscaped around it. He stated it should be treated as a sinkhole and protected as a sinkhole.

Frank Miceli asked if there are any plans for the remainder of the property. Alan Uhler stated there are no plans for the remainder of the property at this time and that it may always remain agricultural.

Thomas Harris stated he doesn't feel it is a good practice to have water runoff going into the sinkhole. Alan Uhler stated they realize they have to be cautious but he feels they are trying to improve the current situation. Thomas Harris stated they could build a detention basin. Alan Uhler stated that wouldn't do any good because the water runoff would still go into the sinkhole. The Planning Commission is concerned with water runoff into this sinkhole especially if further development takes place.

Thomas Harris is concerned with landscaping. It is currently not landscaped very well and he hopes there will be an attractive landscaping package with this plan. Alan Uhler stated "yes" they do plan to do landscaping.

Thomas Harris again stated he is not comfortable with water runoff from truck washing going into the sinkhole. Also he stated this is not an attractive site and needs to be landscaped. Alan Uhler stated they have a letter from consultants regarding the sinkhole and water runoff, they did a site visit, etc.

The Planning Commission would feel better if all truck washing was done indoors and the water would be discharged into the sanitary sewer system.

Frank Miceli feels this plan should be tabled until the Conservation District has time to comment.

At this time, all Spring Township comments have been addressed, as have comments issued by Centre County Planning Office. Don Franson, Spring Township Engineer, has recommended approval once his remaining comments have been addressed. The E & S Plan is currently under review by the Centre County Conservation District, and sewer and water has been approved by Spring-Benner-Walker Joint Authority and Bellefonte Borough.

The Planning Commission directed Vaughn Zimmerman to talk to Don Franson further regarding this plan.

It was on a motion of Thomas Harris seconded by Wayne Yearick to table the Preliminary/Final Land Development Plan for T.C. Transport, Inc. pending further investigation into the ore pit and any way they could litigate the quality of the water going into the pit. 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 Frank Miceli to adjourn the meeting. Being unanimously approved the meeting adjourned at 8:37 P.M.

Korena J. DeFurio  
Recording Clerk