

**SPRING TOWNSHIP PLANNING COMMISSION
1309 BLANCHARD STREET
BELLEFONTE, PA 16823
REGULAR MONTHLY MEETING
DECEMBER 17, 2007
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, Thomas Harris, Frank Miceli, Gary Steis, Wayne Yearick

Members Absent:

ZONING OFFICER:

Vaughn Zimmerman

GUESTS:

An attendance sheet is attached to original copy.

ACTION ON MINUTES OF OCTOBER 15, 2007:

With no additions or corrections, it was on a motion of Wayne Yearick seconded by Thomas Harris to approve the minutes of October 15, 2007. Being unanimously approved the motion carried.

HEARING OF VISITORS:

OLD BUSINESS:

NEW BUSINESS:

NB1 – Bridleridge Preliminary Subdivision Time Extension

The third 90-day time extension for this plan expired on November 22, 2007. Tony Fruchtl of Penn Terra Engineering has granted Spring Township another 90-day time extension, ending on February 19, 2008. Vaughn Zimmerman stated this time extension is necessary because of the traffic study.

It was on a motion of Michael Bonchack seconded by Edie Gordon to approve the 90-day time extension for the Bridleridge Preliminary Subdivision Plan dated November 22, 2006, time extension to extend until February 25, 2008, per developer agreement; otherwise it will be February 19th and we will have to have a special meeting. On a vote of 6-0-1 the motion carried. Thomas Harris abstained from voting.

NB2 – Saddle Creek Preliminary Subdivision Time Extension

The third 90-day time extension for this plan expired on November 20, 2007. Tony Fruchtl of Penn Terra Engineering has granted Spring Township another 90-day time extension ending on 19, 2008.

It was on a motion of Gary Steis seconded by Wayne Yearick 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 February 25, 2008, per developer agreement; otherwise it will be February 19th and we will have to have a special meeting. On a vote of 6-0-1 the motion carried. Thomas Harris abstained from voting.

NB3 – Verna Luckovich Estate Preliminary/Final Subdivision Time Extension

Vaughn Zimmerman addressed this plan. This one-lot subdivision plan also requires approval by Bellefonte Borough, and is thus not ready yet for presentation. Delbert Meeker & Associates has granted Spring Township a 90-day time extension, extending until March 17, 2008.

It was on a motion of Thomas Harris seconded by Thomas Craig to approve the 90-day time extension for the Preliminary/Final Subdivision Plan Verna Luckovich Estate Subdivision dated August 3, 2007, last revised November 1, 2007, time extension extending until March 17, 2008. Being unanimously approved the motion carried.

NB4 – Final Land Development Plan for Lee D. and Carol J. Shields

Eric Casanave from Penn Terra Engineering was present to discuss the plans.

Lee and Carol Shields are proposing to build a storage facility for RV's in the Penn Eagle industrial Park on lots 19 and 20. These lots are between the Fine Line warehouse and the unopened Eagle Circle. These lots have been consolidated and will be recorded tomorrow. The lot is now being referred to as lot 20R

This project is not intended to have hookups to either public water or public sewer facilities.

Eric Casanave stated they have added parking out in front of the building. There will be 15 stalls that will be paved and striped.

Nothing has changed with the entrance.

They have added a detention basin with details on the plans.

At this time, only one minor comment remains from the Spring Township review. Centre County Planning Office comments have been received and are minor in nature. Penn Terra Engineering has not had time to address Centre County Planning Office comments. E&S approval has not yet been received.

Three waivers are being requested on this project. Two waivers are relating to stormwater requirements (Section 304.C and Section 307.B.10). The third waiver request is to Section 206.2.J of the Subdivision and Land Development Ordinance. The developer does not desire to place dumpster facilities on site. Vaughn Zimmerman stated he feels there should be some type of trash facility there. Edie Gordon agrees that people bringing their RV's there will have garbage to get rid of and feels there should be something. Lee shields stated they are trying to discourage people from dumping their trash there, but if they feel the need they will provide something. He stated they will put something into the rental agreements that there is no onsite dumping of refuse.

Wayne Yearick asked about disposal of "gray water". Lee Shields stated there will be something in the agreements about this as well.

Frank Miceli asked if they are going to have something in the agreement about people pulling their vehicles in the empty storage facility. Lee Shields said he hasn't thought of that since they provided parking, but he can put that in the agreement.

Vaughn Zimmerman stated there are no significant outstanding issues.

WAIVER REQUESTS:

MOTION 1: It was on a motion of Thomas Harris seconded by Thomas Craig to grant approval of waiver request by Lee D. and Carol J. Shields to Section 304.C (Recharge) of the Spring Township Stormwater Ordinance. On a vote of 6-1-0 the motion carried. Michael Bonchack opposed the motion.

MOTION 2: It was on a motion of Thomas Harris seconded by Thomas Craig to grant approval of waiver request by Lee D. and Carol J. shields to Section 307.B.10 (Building Distance) of the Spring Township Stormwater Ordinance. Being unanimously approved the motion carried.

MOTION 3: It was on a motion of Thomas Harris seconded by Thomas Craig to deny the waiver request by Lee D. and Carol J. shields to Section 206.2.J of the Spring Township

Subdivision and land Development Ordinance. On a vote of 6-1-0 the motion carried. Wayne Yearick opposed the motion.

PLAN APPROVAL:

MOTION: It was on a motion of Michael Bonchack seconded by Thomas Harris to grant conditional approval of the Lee D. and Carol J. shields Recreational Vehicle Storage Facility Preliminary Land Development Plan, plan dated November 21, 2007, last revised December 5, 2007. Conditions of approval being completion of Spring Township comment in letter dated December 7, 2007, completion of Centre County Planning Office comments in review letter dated December 10, 2007, completion of any remaining comments by Don Franson, Spring Township Engineer, approval of E&S Plan by centre County conservation District, approval of Fire Marshall, inclusion of language regarding gray water restrictions in lease agreement and 206.2.J of the Subdivision and Land Development Ordinance requiring a dumpster. Being unanimously approved the motion carried.

NB5 – Final Land Development Plan and Time Extension for Skyview Meadow

Pat Hubert was present to discuss the plans.

CDG Properties is proposing to build 48 townhouse and duplex units on tax parcel 13-3-7B, in the Burnham Farms Development. The preliminary land development plan was previously approved as Burnham Farms Lot M2 in 2005. The 48 units proposed are within the upper multi-family unit limits set with the Burnham Farms preliminary plan.

The development will be maintained by a homeowners association and will be serviced by a private road that will not be turned over to the Township.

At this time, only minor comments remain from reviews by Spring Township and Centre County Planning Office. A few comments issued by Don Franson on December 10th remain, and he recommends approval once these comments have been addressed. The developer has already obtained E&S approval for this plan, and a Component 3 Planning Module is not required for this plan as all units were previously approved at the preliminary stage.

There was discussion regarding the sidewalk extending to Stonecrest Drive and relocating the walking path to come to road intersection.

At time extension has been granted for this plan by the engineer, Pat Hubert. This time extension is necessary because if the plan is recommended for approval by the Planning Commission, the following Supervisors meeting would fall outside the 90-day review period limit.

MOTION 1: It was on a motion of Wayne Yearick seconded by Edie Gordon to approve the 90-day time extension for the Final Land Development Plan for Skyview Meadow, plan dated September 19, 2007, last revised November 19, 2007, time extension to extend until March 17, 2008. Being unanimously approved the motion carried.

MOTION 2: It was on a motion of Michael Bonchack seconded by Thomas Harris to recommend conditional approval of the Final Land Development Plan for Skyview Meadow, plan dated September 19, 2007, last revised November 19, 2007. Conditions of approval being completion of comments by Spring Township in a letter dated December 5, 2007 and completion of comments by Don Franson, Spring Township Engineer, in a letter dated December 10, 2007 and modification to the plan showing sidewalk to Stonecrest Dr. and re-orientation of the walking path to end at the intersection of Valentine Hill Road and Stonecrest Drive. Being unanimously approved the motion carried.

MISCELLANEOUS BUSINESS:

MB1 – Discussion of Mike Glass/Cambridge Workshop Meeting

Frank Miceli discussed some changes that might be necessary to our Zoning Ordinance in regards to the Cambridge Plan.

Discussion took place on the town square or neighborhood center. Discussion also took place at the workshop on the live/work units.

Thomas Craig asked how much opposition they would get from Bellefonte if they used the Victorian theme. Mike Glass stated they will work with Bellefonte.

Mike Glass stated the town square, phasing and recreation are the biggest challenges of this project.

Wayne Yearick asked what assurance do we have that the recreation area will be put in. If the first phase doesn't do well and Mike Glass wants to get out of this, then what happens? Mike Glass stated the phasing is one of the most difficult challenges and it is his job to see that doesn't happen. He stated they could post surety or something to reassure the Planning Commission about this. Thomas Craig asked Mike Glass if these recreation areas would be tied in with the school district. Mike Glass state he thinks they have a plan they prefer. Michael Bonchack stated a track and field area is much needed and encourages Mike Glass to work with the school on this.

The Planning Commission directed staff to work on a mixed use concept for the TND regulations to replace live/work and non-residential uses in the TND.

CORRESPONDENCE:

ADJOURNMENT:

With no further business to discuss, it was on a motion of Edie Gordon seconded by Michael Bonchack to adjourn the meeting. Being unanimously approved the meeting adjourned at 8:20 p.m.

Korena J. DeFurio
Recording Clerk