

**SPRING TOWNSHIP PLANNING COMMISSION
1309 BLANCHARD STREET
BELLEFONTE, PA 16823
REGULAR MONTHLY MEETING
FEBRUARY 25, 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: 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.

ACTION ON MINUTES OF JANUARY 21, 2008:

With no additions or corrections, it was on a motion of Thomas Craig seconded by Edie Gordon to approve the minutes of January 21, 2008. Being unanimously approved the motion carried.

HEARING OF VISITORS:

OLD BUSINESS:

NEW BUSINESS:

NB1 – Bridleridge Preliminary Subdivision Time Extension

Vaughn Zimmerman stated that the fourth 90-day time extension for this plan expired on February 25, 2008. Tony Fruchtl of Penn Terra Engineering has granted Spring Township another 90-day time extension, ending on May 20, 2008. It was on a motion of Edie Gordon seconded by Gary Steis to approve the 90-day time extension for the “Bridleridge Preliminary Subdivision Plan” dated November 22, 2006, time extension to extend until May 20, 2008. Being unanimously approved the motion carried.

NB2 – Saddle Creek Preliminary Subdivision Time Extension

Vaughn Zimmerman stated that the fourth 90-day time extension for this plan expired on February 25, 2007. Tony Fruchtl of Penn Terra Engineering has granted Spring Township another 90-day time extension, ending on May 20, 2008. It was on a motion of Michael Bonchack 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 May 20, 2008. Being unanimously approved the motion carried.

NB3 – Verna Luckovich Estate 2-Lot Subdivision/Lot Consolidation and Component 3 Planning Module

Vaughn Zimmerman addressed this plan.

The Verna Luckovich Estate proposes to subdivide tax parcel 13-1A-23 into two separate lots. The newly created lot will be located within Bellefonte borough. This plan also consolidates the residue of one tract and a small lot addition tract that has always been assessed with tax parcel 13-1A-23 but has never been consolidated by deed until this time. At this time, all comments by Spring Township and Centre County Planning Office have been addressed. Spring Township was previously granted a 90-day time extension for this plan on December 12, 2007, due to the need to also seek Bellefonte Borough approval.

Spring Township elected to defer Planning Module approval to Bellefonte Borough, as the new lot will be located fully within their municipality. However, D.E.P. has required both Spring Township and Bellefonte Borough to approve the Planning Module for this subdivision. Therefore, applicant also seeks recommendation for approval of the Planning Module for 1 EDU for this subdivision.

MOTION #1: It was on a motion of Thomas Craig seconded by Gary Steis to recommend approval of the Component 3 Planning Module for the Preliminary/Final Plan of the Verna Luckovich Estate 2 Lot Subdivision and Lot consolidation, plan dated August 3, 2007, last revised November 17, 2007. Being unanimously approved the motion carried.

MOTION #2: It was on a motion of Wayne Yearick seconded by Thomas Craig to recommend approval of the Preliminary/Final Plan of the Verna Luckovich Estate 2 Lot subdivision and Lot Consolidation, plan dated August 3, 2007, last revised November 17, 2007. Being unanimously approved the motion carried.

NB4 – Preliminary/Final Subdivision Plan for Brockerhoff Heights II, Phase 4

Wayne Engle from Knapka Surveying was present to discuss the plan.

Gary Wilt and Brockerhoff Acquisition Group seek to subdivide Phase 4 of the Brockerhoff Heights II development, creating 4 new housing lots and revising lot 7R from a previous phase. Lot 7R has never been developed and will be reduced in size as part of this plan.

As a part of this plan, a homeowners association will at this time be established and begin operation, and stormwater facilities in this phase will be deeded to the homeowners association for maintenance. Previously, documents to establish a homeowners association had been recorded, but no association had in fact been established. Also previously, stormwater facilities were granted by easement only, and this subdivision plan will vest ownership and responsibility of these facilities to the homeowners by deed.

The lots in this subdivision will range from 1/3 acre to approximately 5 acres.

Michael Bonchack asked how much active maintenance will be necessary for the open space lots. Wayne Engle stated not much. They will need mowed a few times a year, etc.

Wayne Yearick asked if the homeowners association would fall though and the Township has to maintain these lots – could we make it part of the plan that the township could get reimbursed for expenses? Vaughn Zimmerman stated “yes” that has already been addressed in previous phases.

It was on a motion of Wayne Yearick seconded by Michael Bonchack to recommend approval of the Preliminary/Final Subdivision Plan for Brockerhoff Heights II, Phase 4 and Replot of the lot 7R into Lot 7RR, plan dated October 4, 2007, last revised February 4, 2008. Being unanimously approved the motion carried.

NB5 – Preliminary Land Development Plan for F.T. Silfies Operation Center

John Koltay and F.T. Silfies seek to construct an operations center for the F.T. Silfies Trucking Company on the combined Lots 14 and 15 of the Penn Eagle Industrial Park. The plan will consist of parking for trucks, a dispatch center and a building for minor maintenance of the trucks. The total overall site is approximately 5.7 acres.

All utilities are accessed from the front area.

There will be 2 way traffic versus 1 way traffic. The 24 foot cartway will be paved.

Wayne Yearick asked if there is going to be a dust problem with all the gravel areas. He was informed that if it is maintained, it shouldn't be a problem. Wayne Yearick stated he disagrees with that.

There will be approximately 30 trucks in and out of there each day.

Gary Steis asked about lighting. Vaughn Zimmerman stated that will be addressed at the final plan stage.

Also included in this plan is a lot consolidation plan. This lot consolidation is reviewed at the staff level and there are no outstanding comments on this portion of the plan.

This proposal was previously recommended for approval as a conditional use by the Spring Township Planning Commission and later approved by the Spring Township Board of Supervisors. Four additional conditions were applied to this conditional use approval which will be met during the land development process.

It was on a motion of Edie Gordon seconded by Gary Steis to recommend conditional approval of the Preliminary Land Development and Lot Consolidation Plan for the F.T. Silfies Operation Center, plan dated July 30, 2007, last revised February 13, 2008. Conditions of approval being completion of comments in a review letter issued by Spring Township on February 14, 2008 and at the time of final plan issue of lighting, type of gravel in regards to dust and parking diagram be addressed. Being unanimously approved the motion carried.

MISCELLANEOUS BUSINESS:

MB1 – CPI Presentation

Greg Michelone from the CPI was here to present the conceptual plan.

Mr. Michelone stated in August of 2005 there was a need for technical training and now there is a need for a post secondary addition to the building for adult training, which would include heavy construction, transportation & housing and medical training.

The CPI is looking to purchase the Smith property in the next few days.

This is a 25-30 year plan. Sources of funding for the project would be grants, tuition, etc. The project would be completed in approx. 5-6 phases.

MB2 – TND Amendments Discussion

Vaughn Zimmerman stated comments from last meeting were incorporated plus further comments that Frank Miceli has were also incorporated.

Frank Miceli stated he talked with Thomas Harris, who could not be here, and he is still concerned with the term “mixed use” and will not vote for this if that term is still used.

The next concern is the inn and how many rooms it should be. Frank Miceli asked what the market would be for a 24 room inn. Mike Glass stated if someone lives there and has parents coming in this could be a place for them to stay or business people coming in and need a place to stay.

Frank Miceli was also concerned with the number of parking stalls. Frank Miceli asked if the parking stalls could be broken up a little instead of one big parking area. Matt Harlow stated they could look at that. Mike Glass stated with the businesses that will be there the parking has to be brought in around them like that.

Wayne Yearick asked if we have anything to regulate mineral extraction. Michael Bonchack stated this is not a zoning issue.

It was on a motion of Michael Bonchack seconded by Thomas Craig to recommend approval of the amendments to the R-1 TND option. On a vote of 5-1-0 the motion carried. Frank Miceli opposed.

CORRESPONDENCE:

ADJOURNMENT:

With no further business to discuss, it was on a motion of Michael Bonchack seconded by Wayne Yearick to adjourn the meeting. Being unanimously approved the meeting adjourned at 8:40 p.m.

Korena J. DeFurio
Recording Clerk