

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

REORGANIZATION:

At this time, Frank Miceli opened nominations for officers.

It was on a motion of Wayne Yearick seconded by Michael Bonchack 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.

ACTION ON MINUTES OF DECEMBER 17, 2007:

With no additions or corrections, it was on a motion of Thomas Craig seconded by Thomas Harris to approve the minutes of December 17, 2007. Being unanimously approved the motion carried.

HEARING OF VISITORS:

OLD BUSINESS:

NEW BUSINESS:

NB1 – Time Extension for Brockerhoff Heights II Phase 4 Subdivision

Vaughn Zimmerman stated Phase 4 has never been developed. This subdivision plan of Phase 4 of Brockerhoff Heights II is currently in the process of being reworked. One stormwater pond is going to be relocated. There will be 4 or 5 lots in this phase. Developer will be forming an active Home Owners Association.

It was on a motion of Thomas Harris seconded by Wayne Yearick to approve the 90-day time extension for the Preliminary/Final Subdivision Plan for Brockerhoff Heights II Phase 4 and Replot of Lot 7R, plan dated October 4, 2007, last revised November 5, 2007. Time extension to end on April 30, 2008. Being unanimously approved the motion carried.

NB2 – Time Extension for F.T. Silfies Preliminary Land Development and Lot Consolidation

Vaughn Zimmerman stated they are moving forward slowly. Geotech Engineering needs additional time to address engineering comments and to obtain E&S approval. They have granted Spring Township a 90-day time extension to address these issues. Just for information, this is the first time extension for this plan despite the dates quoted on the plan itself, as the plan was never actually submitted for formal review until 10/24/07.

It was on a motion of Edie Gordon seconded by Gary Steis to approve the 90-day time extension for the F.T. Silfies Preliminary Land Development and Lot Consolidation Plan, plan dated August 30, 2007, last revised August 30, 2007 and submitted for review October 24, 2007. Time extension to end on April 30, 2008. Being unanimously approved the motion carried.

MISCELLANEOUS BUSINESS:

MB1 – Discussion and Recommendations of TND Proposed Amendment and Mixes Use Regulations

The first draft of potential TND amendment has been distributed by e-mail to Planning Commission members. “Mixed Use” has been developed to replace Non-Residential and Live/Work Units uses in the TND. This “Mixed Use” may more closely reflect the intent of the Neighborhood Center of the TND option. Frank Miceli asked if “mixed use” is defined anywhere. Vaughn Zimmerman stated “yes” it is defined on page 147.

At this time, discussion took place on the changes.

Frank Miceli is concerned with the 10% total units minimum being mixed use. Vaughn Zimmerman stated 6% of the total development could be something other than residential so it shouldn't become a real commercial area.

Thomas Harris asked under section 4.E.2 – shouldn't it say the lesser of? Vaughn Zimmerman stated since they set a 10% minimum or 30% minimum it should probably be greater than. The neighborhood center shall consist of a separate lot – this should be made #5. All mixed uses shall be included in the neighborhood center.

Mike Glass stated there is 150,000 s.f. in the neighborhood center and at least 10% of that must be non-residential.

The Planning Commission would like a sentence added stating that any non-residential use cannot exceed 10,000 s.f.

4.B - It should be added that all structures shall be 2 stories with the exception of churches and day care centers.

4. E.3 – Applies to every unit in the neighborhood center.

Mike Glass discussed the Inn. He asked if it is only allowed to be 12 rooms. Vaughn stated "yes". Mike Glass would like it to be 28 rooms. Can the rooms be above the pub on the second and third floors? Discussion took place on this issue.

Thomas Harris asked where we stand on signage for non-residential uses. No backlit signs will be allowed.

Eddie Gordon asked the projected population of Cambridge. Mike Glass stated it will be approximately 3000 residents.

CORRESPONDENCE:

ADJOURNMENT:

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

Korena J. DeFurio
Recording Clerk