

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

ACTION ON MINUTES OF MAY 19, 2008:

With no additions or corrections, it was on a motion of Thomas Harris seconded by Edie Gordon to approve the minutes of May 19, 2008. Being unanimously approved the motion carried.

HEARING OF VISITORS:

OLD BUSINESS:

NEW BUSINESS:

NB1 – Preliminary/Final Subdivision for Terry M. Sr. and Sylvia L. Perryman Preliminary Subdivision

Fred Gay and Zach Gay presented the plans.

Terry and Sylvia Perryman propose to subdivide their light industrial zoned property (tax parcel 13-4-79) along East College Avenue into two lots. The front lot, lot 2BRR, will contain 3.13 acres and will have all existing structures on it. The rear lot, Lot 2BR1, will contain 8.42 acres, and will be serviced by a 50-foot easement to be constructed when the lot is developed. This access will remain as a private drive. No development is currently proposed for Lot 2BR1.

At this time, all comments from Spring Township have been addressed. Centre County comments have not been received, but are anticipated to be minor in nature. One EDU has been approved by Spring-Benner Walker Joint Authority and Bellefonte Borough, and a Component 3 Exemption will be submitted to DEP for approval. A private water line runs along East College Avenue; however, water access will be determined when Lot 2BR1 is developed.

Eddie Gordon questioned what a Component 3 Exemption is. Vaughn Zimmerman stated since we no longer have to do Component 3 Planning Modules and exemption will be submitted to DEP for approval.

Also the name of Perryman Way was conflicting with 911 so the name will be changed to Dove Cove.

It was on a motion of Thomas Harris seconded by Michael Bonchack to recommend conditional approval of the Preliminary/Final Subdivision Plan for Terry M. Sr. and Sylvia L. Perryman, plan dated June 24, 2008, last revised July 16, 2008. Conditions of approval being approval of Component 3 Exemption form by DEP and completion of comments issue by Centre County Planning Office. Being unanimously approved the motion carried.

MISCELLANEOUS BUSINESS:

MB1 – Sign Ordinance Discussion

A proposed new Sign Ordinance has been previously distributed via email to all Planning Commission members.

Frank Miceli asked Vaughn Zimmerman to give an overview of this. Vaughn Zimmerman stated the Sign Ordinance hasn't been updated for quite some time and with our new Zoning Ordinance in place he felt we needed a new Sign Ordinance. It tightens regulations and he will be able to have old signs removed or updated. A chart indicates what is allowed in each district.

After discussion, the following changes were recommended by the Planning Commission:

Section 104: Alter definition of shopping Center to delete the words “which are designed to function as a unit.”

Section 1024: Alter Civic Event Sign (off premises) to remove the “prohibited” notation.

Section 104: Change definition of Vehicular Sign, deleting former definition.

Section 105.1: Add words “and shall appear to be professionally crafted” to requirements for signs. Also change “bare” to “unfinished” in regards to prohibited plywood signs.

Section 106: Make “beacon lights” a separate entry, remove duplicate entry of “vehicular signs”.

Section 110: Remove 110.a, add in new sections a. and b. describing Legally Non-Conforming Signs and Maintenance and Repair of Legally Non-Conforming Signs.

Section 112.A: For development signs – change restrictions and guidelines to permit up to 3 signs with a maximum total square footage of 32 square feet. Also alter maximum height to 8 feet.

Section 112.B: Change “Multi-Family Dwelling-Family Development”. Prohibit internally lit and backlit awning signs in all districts in this section, not just the R-2 District.

CORRESPONDENCE:

ADJOURNMENT:

With no further business to discuss, it was on a motion of Frank Miceli seconded by Michael Bonchack to adjourn the meeting. Being unanimously approved the meeting adjourned at 8:05 P.M.

Korena J. DeFurio
Recording Clerk