

**SPRING TOWNSHIP PLANNING COMMISSION
1309 BLANCHARD STREET
BELLEFONTE, PA 16823
REGULAR MONTHLY MEETING
MARCH 17, 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, Wayne Yearick

Members Absent: Gary Steis

ZONING OFFICER:

Vaughn Zimmerman

GUESTS:

An attendance sheet is attached to original copy.

ACTION ON MINUTES OF FEBRUARY 25, 2008:

With no additions or corrections, it was on a motion of Michael Bonchack seconded by Edie Gordon to approve the minutes of February 25, 2008. Being unanimously approved the motion carried.

HEARING OF VISITORS:

OLD BUSINESS:

NEW BUSINESS:

NB1 – Valentine Hill Road Sewer Extension Planning Module

Vaughn Zimmerman addressed this issue. He stated that 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.

Vaughn Zimmerman stated that SBWJA received a grant for this project.

Frank Miceli asked if these are existing properties and Vaughn Zimmerman stated "yes" they are existing properties. Vaughn Zimmerman stated that DEP is requiring SBWJA to do a Planning Module for this and that this is the last Planning Module we should see. The interceptor is no longer overloaded so we should be able to do exemptions for these in the future.

After a brief discussion, the Planning Commission members were concerned about this project and why this area of the Township was chosen over other areas of the Township and if it feasible to do this project for only 6 homes. A representative from SBWJA was not present to answer their questions; therefore, it was decided to table this agenda item until next month.

It was on a motion of Thomas Harris seconded by Thomas Craig to table the Valentine Hill Road Sewer Extension Planning Module until further explanation of this project is available. Being unanimously approved the motion carried.

NB2 – Preliminary/Final Land Development Plan for Intuitive Control Systems

Vaughn Zimmerman addressed this plan. 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.

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

The Planning Commission is not sure who this company is and what they want to do at this facility. John Sepp from Penn Terra Engineering could not be here tonight to present the plans and answer their questions; therefore, the Planning Commission felt this agenda item should be tabled until next month for further clarification.

It was on a motion of Edie Gordon seconded by Wayne Yearick to table until they receive further confirmation from the property owner as to the use of this property. Being unanimously approved the motion carried.

MISCELLANEOUS BUSINESS:

CORRESPONDENCE:

ADJOURNMENT:

With no further business to discuss, it was on a motion of Michael Bonchack seconded by Edie Gordon to adjourn the meeting. Being unanimously approved the meeting adjourned at 7:35 p.m.

Korena J. DeFurio
Recording Clerk