

**SPRING TOWNSHIP PLANNING COMMISSION
1309 BLANCHARD STREET
BELLEFONTE, PA 16823
REGULAR MONTHLY MEETING
MAY 19, 2008
7:00 P.M.**

CALL TO ORDER:

Michael Bonchack, 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, Gary Steis, Wayne Yearick

Members Absent: Frank Miceli

ZONING OFFICER:

Vaughn Zimmerman

GUESTS:

An attendance sheet is attached to original copy.

ACTION ON MINUTES OF APRIL 21, 2008:

With no additions or corrections, it was on a motion of Wayne Yearick seconded by Gary Steis to approve the minutes of April 21, 2008. Being unanimously approved the motion carried.

HEARING OF VISITORS:

OLD BUSINESS:

OB – T.C. Transport, Inc. Preliminary/Final Land Development

Michael Bonchack asked Vaughn Zimmerman to brief him on this since he wasn't here last month.

Vaughn Zimmerman stated there was a lot of discussion on the water runoff going into the sinkhole, which is still going to take place. Also, landscaping issues were discussed.

Alan Uhler discussed the plans.

The Planning Commission was concerned with the quality of water going into the sinkhole.

Mr. Mark Ralston discussed the sinkhole issue. It is mapped as an ore pit, but is being treated as a sinkhole. They want to continue to use this sinkhole for stormwater discharge. The amount of stormwater discharge will not increase. Actually it will decrease slightly and the quality of water being discharged into the sinkhole will be improved. Michael Bonchack stated in the letter they received it is stated that no washing of vehicles will take place at the facility and asked if that is on the plans. Alan Uhler stated he talked to Mr. Capparelle and he prohibits truck washing with detergents, degreasing agents, etc. but would still like to rinse the trucks off.

Thomas Harris briefed Michael Bonchack on some of the discussion from last month.

Thomas Harris doesn't understand why we don't want a hydrogeological study. Alan Uhler read the section of the Township Ordinance regarding this issue. Alan Uhler stated they are not increasing the amount of water into the sinkhole. Thomas Harris stated he is concerned with where the water goes – is it heading towards the big spring, etc. This site is serviced by public water.

The Planning Commission is also concerned with the remainder of the property being developed. Vaughn Zimmerman stated because of the topography of the remainder of the property, if it were to be developed, the water would run away from the sinkhole. Also, if it were further developed it would have to meet our Stormwater Ordinance, with detention basins put in place, etc.

Edie Gordon asked if we should be concerned about the salt being rinsed off the trucks in the winter. Mr. Ralston stated it is a legitimate concern, but doesn't feel it poses any more of a problem than a stockpile, etc.

There is no composting of mulch at this site. It is just watered down enough to prevent dust, etc.

It was on a motion of Thomas Harris seconded by Thomas Craig to recommend conditional approval of the Preliminary/Final Land Development Plan for T.C. Transport, Inc., plan dated January 21, 2008, last revised April 14, 2008. Conditions of approval being: 1) completion of all comments by Don Franson in letters dated April 15, 2008 and May 3, 2008 and 2) that the following notes be added to the plan: a) expanded use subject to Township review b) no truck containing hazardous materials permitted on site c) wash down of trucks will be limited to exterior wash down with no detergents or solvents and d) composting mulch on site will be prohibited. Being unanimously approved the motion carried.

NEW BUSINESS:

NB1 – Time Extension for Bridleridge Preliminary Subdivision

The fifth 90-day time extension for this plan expires on May 20, 2008. Tony Fruchtl of Penn Terra Engineering has granted Spring Township another 90-day time extension, ending on August 19, 2008.

It was on a motion of Wayne Yearick 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 August 19, 2008. With a vote of 5-0-1 the motion carried. Thomas Harris abstained.

NB2 – Saddle Creek Preliminary Subdivision Time Extension

The fifth 90-day time extension for this plan expires on May 20, 2008. Tony Fruchtl of Penn Terra Engineering has granted Spring Township another 90-day time extension, ending on August 19, 2008.

It was on a motion of Edie Gordon seconded by Thomas Craig 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 August 2008. With a vote of 5-0-1 the motion carried. Thomas Harris abstained.

NB3 – Waiver Request for F.T. Silfies Final Land Development

Geotech Engineering, on behalf of Janos Koltay, requests a waiver from Section 304.C of the Spring Township Stormwater Ordinance. This section of the ordinance would require a recharge area for stormwater. Developer instead proposes to install an underdrain system in several bioretention areas. Vaughn Zimmerman stated this is a similar request from others in Penn Eagle. Don Franson has no objection to granting this waiver. The site does not infiltrate properly.

The area will be landscaped with trees, shrubs, etc.

It was on a motion of Thomas Harris seconded by Edie Grodon to approve the waiver request by Geotech Engineering to Section 304.C of the Spring Township Stormwater Ordinance for the Final Land Development and Lot Consolidation Plan for the F.T. Silfies Operation Center. Being unanimously approved the motion carried.

NB4 – Final Land Development and Lot consolidation Plan for the F. T. Silfies Operation Center

Justin Stewart from Geotech Engineering was here to discuss the plans.

Janos Koltay and F.T. Silfies propose to construct an operation center for F.T. Silfies. This proposal has previously been approved at a conditional use hearing and the preliminary land development plan was granted approval at the March 3, 2008 Board of Supervisors Meeting.

This plan consists of parking for trucks, a dispatch center and minor maintenance facilities for the trucks. This plan also consolidates Lots 14 and 15 of the Penn Eagle Industrial Park.

At this time, all Township and Centre County Planning Office comments have been addressed. Don Franson's remaining comments indicate that one signature needs to be applied to the plan and some language to be changed on the plan, which appears to have been done. Centre County Conservation District has not yet approved the E&S Plan.

Due to the need for a drainage swale on the rear parking area and the needed grading, not all of the existing vegetation in the rear of the property is proposed to be retained. A row of trees is proposed to be planted at the top of the grading to help correct this deficiency. One condition of approval at the conditional use hearing was to retain as much natural vegetation in the rear of the lot (where the steep slopes are located) as possible. Geotech engineering has been informed of this issue and is developing a proposal to address this concern

It was on a motion of Edie Gordon seconded by Wayne Yearick to recommend conditional approval of the final land Development and Lot consolidation Plan for the F.T. Silfies Operation Center, plan dated march 17, 2008, last revised May 19, 2008. Conditions of approval to be approval of the E&S Plan by Centre County conservation District and completion of comments by don Franson in a review letter dated May 3, 2008. Being unanimously approved the motion carried.

MISCELLANEOUS BUSINESS:

Vaughn Zimmerman stated he and Bill MacMath are working on Sign Ordinance changes.

CORRESPONDENCE:

ADJOURNMENT:

With no further business to discuss, it was on a motion of Edie Gordon seconded by Wayne Yearick to adjourn the meeting. Being unanimously approved the meeting adjourned at 8:25 P.M.

Korena J. DeFurio
Recording Clerk