

**SPRING TOWNSHIP PLANNING COMMISSION
1309 BLANCHARD STREET
BELLEFONTE, PA 16823
REGULAR MONTHLY MEETING
NOVEMBER 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, Gary Steis,

Members Absent: Wayne Yearick

ZONING OFFICER:

Vaughn Zimmerman

GUESTS:

An attendance sheet is attached to original copy.

ACTION ON MINUTES OF AUGUST 18, 2008:

With no additions or corrections, it was on a motion of Thomas Harris seconded by Edie Gordon to approve the minutes of August 18, 2008. Being unanimously approved the motion carried.

HEARING OF VISITORS:

OLD BUSINESS:

OB1 – Bridleridge Preliminary Subdivision Time Extension

The seventh 90-day time extension for this plan expires on November 18, 2008. Tony Fruchtl of Penn Terra Engineering has granted Spring Township another 90-day time extension, ending on February 17, 2009.

Carl Bankert was present to discuss why they are asking for another time extension. He stated they want to keep the project going but things are very slow. This project hasn't been looked at for about 2 years now. The biggest issue is the traffic study with Penn DOT.

This subdivision does not conform to the current Zoning Ordinance.

It was on a motion of Gary Steis seconded by Frank Miceli to approve the 90-day time extension for the "Bridleridge Preliminary Subdivision Plan" dated November 22, 2006, time extension to extend until February 17, 2009. On a vote of 5-0-1 the motion carried. Thomas Harris abstained from voting.

OB2 – Saddle Creek Preliminary Subdivision Time Extension

The seventh 90-day time extension for this plan expires on November 18, 2008. Tony Fruchtl of Penn Terra Engineering has granted Spring Township another 90-day time extension, ending on February 17, 2009.

Carl Bankert was present to discuss why they are asking for another time extension, which is the same as for the Bridleridge Subdivision.

It was on a motion of Edie Gordon seconded by Michael Bonchack 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 February 17, 2009. On a vote of 5-0-1 the motion carried. Thomas Harris abstained from voting.

OB3 – Sign Ordinance

Changes to the proposed new Sign Ordinance have been previously distributed via email to all Planning Commission members. The Ordinance has been reviewed by Tracy Benson, Spring Township Solicitor, and changes to the Ordinance have been made as per his comments. The Ordinance with changes recommended by Mr. Benson has been previously emailed to the Planning commission for review with no further comments received from the Planning Commission.

Thomas Harris asked if the exempt signs changed significantly. Vaughn Zimmerman stated "no" and addressed the couple changes that were made.

Thomas Harris questioned the size and time frame for personal expression and political signs. Vaughn Zimmerman stated there is no restriction on the size of signs and that our solicitor was unsure as to the time frame for personal expressions signs. Political signs are not regulated.

Thomas Harris commented on developmental signs stating that if they are advertised on both sides and that counts against square footage we should change the square footage to 24 square feet per side.

Two sided signs shall be regulated as if there is content on one side only.

It was on a motion of Michael Bonchack seconded by Thomas Harris to recommend approval of the Sign Ordinance for Spring Township. Being unanimously approved the motion carried.

NEW BUSINESS:

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 7:46 P.M.

Korena J. DeFurio
Recording Clerk