

**SPRING TOWNSHIP PLANNING COMMISSION
1309 BLANCHARD STREET
BELLEFONTE, PA 16823
REGULAR MONTHLY MEETING
SEPTEMBER 17, 2007
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, Thomas Harris, Frank Miceli, Gary Steis, Wayne Yearick

Members Absent: Edie Gordon

ZONING OFFICER:

Vaughn Zimmerman

GUESTS:

An attendance sheet is attached to original copy.

ACTION ON MINUTES OF AUGUST 20, 2007:

Frank Miceli made a correction to the minutes of August 20, 2007, on page 2, first paragraph, stating that it should read that he said it may be necessary to schedule a public meeting not a workshop. With that correction being noted, it was on a motion of Michael Bonchack seconded by Thomas Craig to approve the minutes as corrected. Being unanimously approved the motion carried.

HEARING OF VISITORS:

OLD BUSINESS:

NEW BUSINESS:

MISCELLANEOUS BUSINESS:

Frank Miceli announced the public meeting to be held on September 25, 2007 at 6:30 P.M. at the Township regarding the Graymont/Tressler Tract Rezoning Request. He would like Graymont to give a presentation as to what they want to do. Then he would like to have someone speak on behalf of the residents and then take public comment.

MB1 – Zoning Ordinance amendment Request Letters

1. **Michael Glass** – In his letter, he gave several comments for consideration regarding the TND option and the A-2 TND Conditional Use option.

The Planning Commission members looked at what was allowed in the new Zoning Ordinance.

Thomas Harris asked if we had any A-2 property not serviced by public water & sewer. Vaughn Zimmerman stated “yes” and pointed out these areas on a map. Vaughn Zimmerman stated actually a lot of our A-2 are not serviced by public water & sewer.

Frank Miceli is concerned that it does not talk about density in the TND District. Vaughn Zimmerman stated the base is 3 units per acre. Frank Miceli stated we need to be sure that criteria is followed.

Mike Glasses concerns were:

1. Lot width requirements in TND
2. Density & workforce housing – by mandating 50% single family hurts him in achieving density.
3. Technical questions in 903 – building wrap around porches. Mike Glass would prefer this not be a requirement. Frank Miceli stated we could change that section to read from shall to may.
4. Requests that the residents of the workforce place not be required to be residents of the units. This would allow for rentals. Frank Miceli asked if commercial is allowed in the TND option. Vaughn Zimmerman stated “yes” we do allow for commercial TND.

Frank Miceli stated the consensus of the Planning commission is that our numbers are good. They would like Mike Glass to present plans showing what he would like to do. They feel the ordinance should be left as is with the exception of the wrap around porches. The Planning Commission stated they would be open-minded to any plans that don't meet our ordinance.

2. **Dave Grove** – In his letter, he is requesting that density and open space requirements in A-1 remain as they were in previous ordinance.

The Planning Commission addressed these issues on pages 20 & 21 of the new ordinance.

The farm is a total of 105 acres, with 75 acres previously zoned A-1 and 30 acres previously zoned I-1. Now it is all zoned A-1.

Dave Grove feels the original standards in the old ordinance for A-1 were more lenient. The Planning Commission feels they like the ordinance the way it is. They don't feel he would be able to do what he wanted regardless. Mr. Grove's letter states there are no provisions in the new ordinance to allow for a family member to build a residence on the property. Frank Miceli stated "yes" he is able to do this. He would be able to build a second residence on the same lot.

3. **CBICC** – In their letter they gave a number of comments regarding the new zoning ordinance. Many of these comments have already been addressed (editorial changes) or are non-issues.

Vaughn Zimmerman stated since the ordinance was adopted, Bill MacMath has met with the CBICC and there are no real outstanding issues.

Thomas Harris feels Section 402 – Density for duplexes of 15,000 s.f. may be a typo. He feels that should be per building. As far as density issues, Thomas Harris feels this will be tested when we see a plan come in.

Vaughn Zimmerman stated that basically all the CBICC's comments were that we are too restrictive and not generous enough in our zoning ordinance.

CORRESPONDENCE:

ADJOURNMENT:

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

Korena J. DeFurio
Recording Clerk