

**SPRING TOWNSHIP SUPERVISORS**  
**Regular Monthly Meeting**  
**August 6<sup>th</sup>, 2007**  
**7:00 P.M.**

The Spring Township Supervisors Meeting was called to order at 7:00 p.m. by Frank Royer, Chairman, followed by Pledge to the Flag. Mr. Royer turned the meeting over to Terry Perryman, Vice-Chairman, due to Laser Eye Surgery and not being able to see clearly.

<b><i>Supervisors:</i></b>	Frank Royer, Terry Perryman & David Capperella
<b><i>Solicitor:</i></b>	Tracey Benson – Miller, Kistler, Campbell, Miller & Williams
<b><i>Township Manager:</i></b>	William MacMath
<b><i>Zoning Officer:</i></b>	Vaughn Zimmerman
<b><i>Guests:</i></b>	Attendance sheet attached to original minutes

**OPEN BIDS – LINE STRIPING:**

The following bids for the Line Striping Project was received and opened by William MacMath, Manager, and read by Terry Perryman, Vice-Chairman.

- Traffic Lines Inc. - \$30,245.45
- Alpha Space Control - \$17,095.26

It was on a motion of Frank Royer seconded by David Capperella to accept the low bid submitted by Alpha Space Control upon review and award in the best interest of Spring Township. Unanimously approved motion carried.

**HEARING OF VISITORS:**

No requests.

**ACTION ON MINUTES OF JULY 2<sup>ND</sup> (Public Hearing & Reg. Mtg.), 2007:**

It was on a motion of David Capperella seconded by Frank Royer to accept the Minutes of July 2<sup>nd</sup>, 2007 (Public Hearing & Regular Meeting) as submitted . Unanimously approved motion carried.

**REPORTS ON OFFICIALS AND COMMITTEES:**

The following reports were submitted to The Board of Supervisors and are on file for review.

- Township Treasurers Report – Submitted by Molly Baird
- Water Authority Treasurers Report – Submitted by Molly Baird
- Police Report – Submitted by Greer Perryman
- Municipal Employees Report – Submitted by Gary Royer
- Code Enforcement Report – Submitted by Vaughn Zimmerman
- Sewer Enforcement Report – Submitted by Ralph Houck

- Fire Company Report – Submitted by Gary Royer

It was on a motion of Frank Royer seconded by David Capperella to accept the above reports as submitted. Unanimously approved motion carried.

### **OLD BUSINESS:**

### **NEW BUSINESS:**

**Preliminary/Final Subdivision for Nittany Valley Farms & Component 1 Planning Module** – Vaughn Zimmerman, Zoning Officer, reported Nittany Valley Farms, Inc. desires to subdivide a 4.82 acre parcel along SR 64/East College Avenue and Garbrick Road. This parcel would leave a residue of 144.08 acres, and is located next to Eby Paving. This acreage is zoned I-1 Industrial under old zoning regulations, and contains a currently existing mulch processing, storage and sales operation. Under the Nittany Valley Comprehensive Plan zoning map, this acreage will be located in the RRD (Rural Resource) district. This plan was submitted prior to the new zoning ordinances going into effect, thus is being reviewed under previous zoning ordinance's I-1 Industrial district standards. At this time, all comments issued by Spring Township and the Centre County Planning Office have been addressed. As no development is being proposed with this plan, review by Don Franson was not required. A component 1 planning module for on-site sewer has been submitted. Ralph Houck has signed off on this planning module for on-site sewer. Spring Township Planning Commission recommended conditional approval of this plan and planning module. It was on a motion of David Capperella seconded by Frank Royer to grant conditional approval of the Preliminary/Final Subdivision Plan of Lands of Nittany Valley Farms, Inc., dated May 3, 2007, last revised June 11, 2007. Condition of approval being approval of Component 1 Sewage Facilities Planning Module by DEP. Unanimously approved motion carried.

It was on a motion of David Capperella seconded by Frank Royer to approve the Component 1 Sewage Facilities Planning Module for the Preliminary/Final Subdivision Plan of Lands of Nittany Valley Farms, Inc., plan dated May 3, 2007, last revised June 11, 2007. Unanimously approved motion carried.

**Preliminary/Final Land Development Plan for Beavertown Block Company** – Vaughn Zimmerman, Zoning Officer, reported Beavertown Block Company desires to build a new office building, tearing down the old one in the process. They also wish to add a shower to their existing maintenance garage. The proposed office building does meet setback regulations for the new Light Industrial zoning district. No new impervious coverage is proposed for this site, which is already far above the maximum impervious limit for this zoning district (this is a grandfathered condition. Lighting on-site will be improved, with the parking area around the new building more adequately lit and both entrances will have streetlights. Minor landscaping work is also being performed on the property. Previously, storm drainage from this site would typically degrade the deep swale along Harrison Road during a strong storm. This plan also proposes to install certain measures to help control this drainage and limit or eliminate damage to this swale. This plan was submitted using newly adopted zoning ordinances and currently meets all criteria therein. Planning Commission recommended conditional approval of this plan. It was on a motion of David Capperella seconded by Frank Royer to grant conditional approval of the Preliminary/Final Land Development Plan for Beavertown Block, Inc. plan dated May 23, 2007, last revised June 13, 2007. Conditions of approval being approval of E & S plan by Centre

County Conservation District and completion of any remaining comments issued by Centre County Planning Office. Unanimously approved motion carried.

**Preliminary/Final Subdivision for Ault Family Limited Partnership** – Vaughn Zimmerman, Zoning Officer, reported the Ault Family Partnership and S & A Homes have proposed to subdivide all acreage of tax parcel 13-3-80 into two lots. One lot will be retained by the Ault family, where a house has already been built. The second lot will be acquired by S & A Homes for the possibility of future development. This plan was originally the Ault/Smith Replot. The decision to revise this subdivision plan and to not include the Doris Smith Trust parcel was recently made, and the plan now only incorporates a subdivision of the Ault grounds. The Ault/Smith Replot plan had been kept current until this time by time extensions. At subdivider's request, and staff approval, this current plan was allowed to replace the Ault/Smith Replot. Any subdivision of the Doris Smith Trust parcel will require a separate subdivision review under the new zoning regulations and designation. Lot 1, to be retained by the Ault family, consists of 21.141 acres. Lot 2, to be acquired by S & A Homes, contains 93.912 acres. This plan was submitted prior to advertisement and adoption of the new zoning ordinances, thus follows R-3 regulations from the previous zoning ordinance. No planning module is needed for this subdivision. However, should S & A Homes subdivide Lot 2 at any point for development, a planning module will be required at that time. Benner Township will also need to review this subdivision. Planning Commission recommended conditional approval of this plan. It was on a motion of David Capperella seconded by Frank Royer to grant conditional approval of the Ault Subdivision, Preliminary/Final Plan, Lands of the Ault Family Limited Partnership, Subdivision of Tax Parcel 13-3-80- Tract 2, dated May 23, 2007, last revised June 4, 2007. Condition of approval being completion of any outstanding comments issued by Centre County Planning Office. Unanimously approved motion carried.

**Preliminary/Final Subdivision for Lewis & J. Karen Lose & Component 3 Planning Module** - Vaughn Zimmerman, Zoning Officer, reported Lewis and J. Karen Lose propose to subdivide their lot located on Weaver Hill Road into two lots to provide a building lot for their daughter. At this time, all Spring Township comments have been addressed. Centre County Planning Office review was received after Spring Township comments were completed, all comments have been addressed at this time. This plan was submitted prior to advertisement for the new zoning ordinances rather than the new A-1 Agricultural district regulations. This new lot will have on-site sewer. A Component 3 Planning Module has been submitted to the Township for review. Ralph Houck has signed off on the planning module for an on-lot system. The Spring Township Planning Commission voted unanimously to recommend conditional approval of this plan and planning module. It was on a motion of David Capperella seconded by Frank Royer to grant conditional approval for the Preliminary/Final Subdivision for Lewis and J. Karen Lose, dated May 23, 2007, last revised June 6, 2007. Condition of approval being approval of Component 3 Planning Module by DEP. Unanimously approved motion carried.

It was on a motion of David Capperella seconded by Frank Royer to grant approval of the Component 3 Sewage Facilities Planning Module for the Lewis and J. Karen Lose Subdivision, dated May 23, 2007, last revised June 6, 2007.

**Centre County Emergency Services Training Facility Phase 3 Final Land Development** – Vaughn Zimmerman, Zoning Officer, reported Centre County has submitted for phase 3 Final Land Development of the Emergency Services Training Facility. The phases have been reorganized, and phase 3 is now the EVOC training site portion of the facility. At this time,

all comments by Spring Township and Centre County Planning Office have been addressed. Don Franson has reviewed the plan and has no objections to its approval. Erosion and sediment has been approved by the County Conservation. It was on a motion of David Capperella seconded by Frank Royer to grant approval of the Centre County Emergency Services Training Facility, Final Land Development Plan Phase 3, dated June 20, 2007, last revised July 27, 2007. Condition of approval being approval of E & S plan by Centre County Conservation District.

**Zoning Ordinance Amendment Request Letter, Robert L. Kerstetter Estate** – Vaughn Zimmerman, Zoning Officer, reported as requested by the Spring Township Supervisors and the Spring Township Planning Commission has begun reviewing request letters which were received during the public comment period. At the Planning Commission meeting on July 16<sup>th</sup>, 2007, one letter received a recommendation from the Planning Commission, all other were tabled for further discussion. The letter reviewed was Robert L. Kerstetter Estate: Emma Lou Kerstetter requests that the residual of her property be zoned as commercial ground instead of A-2 Agricultural. The Planning Commission provided seven (7) reasons for denial of this request:

- 1) If granted, access may be requested onto Airport Road for this development. Airport Road is not suitable for commercial development traffic.
- 2) Planning Commission does not believe that the demand for increased commercial ground is present, rezoning this ground at this time may be premature.
- 3) Planning Commission desires to see how the rest of the development will build out before recommending that more acreage be zoned IC Interchange Commercial.
- 4) The Nittany Valley Comprehensive Plan and the Planning Commission envision the IC Interchange Commercial ground running down Zion Road, and not necessarily going deeper in depth.
- 5) Planning Commission believes that the Nittany Valley Joint Planning Commission adequately planned for commercial ground, and the current zoning line is a reflection of this.
- 6) While recognizing the need for growth within the township, Planning Commission believes that sprawl and urbanization has to end somewhere.
- 7) The Planning Commission has objected to the Benner Township proposal for Rockview grounds, and to grant this request would be a similar action to what Benner Township has done.

There are two options to proceed from this point. First option is to make no decision and thus this is the end of this issue. The second option is to make a motion and bring this issue to a conclusion.

David Capperella, Supervisor, reported if the property was zoned Commercial, he would agree with number one which would be a concern, believes this is a Township decision. He also agreed he would not be happy if his property was zoned partial Agricultural and partial Commercial. He is in favor of moving forward. Frank Royer, Chairman, reported he would like

to see the first phase get started. Terry Perryman, Vice-Chairman, reported he agrees that the first phase get started, does not feel this is a dead issue, it can be brought up later.

David Capperella, Supervisor, made a motion to grant the request. Due to lack of a second the motion died. No further action on this item is required.

**Set Conditional Use Hearing – Dominion Transmission Co. Relay Station** – Vaughn Zimmerman, Zoning Officer, reported Dominion Transmission, Inc. has submitted a Conditional Use Hearing application for the Centre Relay Station project. It is recommended that a hearing be set for Tuesday, September 4<sup>th</sup>, 2007 (the day of the next Board of Supervisors meeting). It was on a motion of Frank Royer seconded by David Capperella to set the Conditional Use Hearing for Dominion Transmission for September 4<sup>th</sup>, 2007 at 6:00 p.m. Unanimously approved motion carried.

**Set Conditional Use Hearing – CCK Properties, Truck Operations Center (Dispatch)** – Vaughn Zimmerman, Zoning Officer, reported CCK Properties (John Koltay) has submitted a Conditional Use Hearing application for Lots 14 and 15 of the Penn Eagle Industrial Park, the intent is to build a trucking dispatch center. It is recommended that a hearing be set for Tuesday, September 4<sup>th</sup>, 2007 (the day of the next Board of Supervisors meeting). It was on a motion of Frank Royer seconded by David Capperella to set the Conditional Use Hearing for CCK Properties for September 4<sup>th</sup>, 2007 at 6:30 p.m. Unanimously approved motion carried.

**Centre Hall Borough – Use of Pleasant Gap Fire Police – Grange Fair** – It was on a motion of David Capperella seconded by Frank Royer to approve Centre Hall Borough's request to use the Pleasant Gap Fire Police during the Grange Fair. Unanimously approved motion carried.

#### **FOR INFORMATION:**

**Executive Session** – Frank Royer, Chairman, reported the Supervisors held an Executive Session prior to the meeting to discuss personnel issues.

#### **RESOLUTIONS & ORDINANCES:**

**Resolution No. 13-07 – Nittany Valley Farms – Planning Module** – It was on a motion of David Capperella seconded by Frank Royer to approve Resolution No. 13-07 for the Nittany Valley Farms Planning Module. Unanimously approved motion carried.

**Resolution No. 14-07 – Lose Subdivision – Planning Module** – It was on a motion of David Capperella seconded by Frank Royer to approve Resolution No. 14-07 for the Lose Subdivision Planning Module. Unanimously approved motion carried.

#### **CORRESPONDENCE:**

William MacMath reported on the following correspondence received.

**Nittany Engineering Associates – Sewage Treatment Plan Capital Improvements** – Letter received regarding Sewage Treatment Plan Capital Improvements for the Township's information. No action necessary. Information only.

**SBWJA – Copy of Letter to Bellefonte Borough** – A copy of a letter sent to Bellefonte Borough from SBWJA was received for the Township’s records. Letter regarding the Sewage Treatment Plan Capital Improvements. No action necessary. Information only.

**PPL Service Corp.** – Letter received regarding Bellefonte Former Manufactured Gas Plant (MGP) Site, notice of Risk Assessment Report Submission for PPL Gas Utilities Corp. Information only. No action necessary.

**BILLS FOR APPROVAL:**

It was on a motion of David Capperella seconded by Frank Royer to approve the bills for the month of July 2007 as submitted for the General Fund Account, Street Light Account, and the State Fund Account. Unanimously approved motion carried.

**OPEN FORUM:**

No comments.

William MacMath, Manager, reported briefly the new LED signals have been installed in all traffic lights. This will save cost in energy and bulbs are to last five years therefore less maintenance in changing bulbs.

**ADJOURN:**

With no further business to discuss, it was on a motion of David Capperella seconded by Frank Royer to adjourn the meeting at 7:40 p.m. Unanimously approved motion carried.

**Molly Baird**  
**Recording Secretary**

