

SPRING TOWNSHIP SUPERVISORS
Regular Monthly Meeting
April 5th, 2010
7:00 P.M.

The Spring Township Regular Monthly Meeting was called to order at 7:00 p.m. by Frank Royer, Chairman, followed by Pledge to the Flag.

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

OPEN PAVING BIDS:

The following bids for paving were opened by William MacMath, Manager, and read by David Capperella, Vice-Chairman.

* New Enterprise	\$74,146.60
* H.R.I., Inc.	\$68,496.00
* Glenn O. Hawbaker, Inc.	\$68,866.70

It was on a motion of Frank Royer seconded by David Capperella to review the bids and make sure everything is in order and award to the low bidder of H.R.I., Inc. Unanimously approved motion carried.

HEARING OF VISITORS:

Shawn Hoff – Shawn reported he was from Troop 66 and was working on his Eagle Scout Project. His project is replacing the timber boarder around the playground equipment at the Pleasant Hills Park. Shawn also reported he raised \$1,356 to date. Requesting contribution. Monies will go toward the wood. It was on a motion of Frank Royer seconded by David Capperella to approve a donation in the amount of \$300. Unanimously approved motion carried.

ACTION ON MINUTES OF MARCH 1, 2010:

It was on a motion of David Capperella seconded by Frank Royer to accept the Minutes of March 1, 2010 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
- Ambulance 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:

Rezoning Request – Red Roost - William MacMath, Manager, reported as discussed last month, The Maron Group (Cerro) would like to have their property rezoned. However, it would be in the best interest of the Township to look at the entire area, perhaps creating an Overlay District. It was on a motion of David Capperella seconded by Frank Royer to have the Planning Commission study and make recommendations in the Red Roost area of the Township to create some sort of a economic Overlay District with possible conditional uses. This area is a strange and interesting mix of Commercial, Restaurants, Industrial and Residential uses. Also, the Planning Commission should look at the letter from Robert Kersavage representing CMPC Transition, formerly Cerro. Unanimously approved motion carried.

Frank Royer, Supervisor, reported he was approached by David Kurtz asking if the Township would be interested in leasing the ground if they pay all insurances, expenses etc. Tracey Benson, Solicitor, reported this would make the Township involved in a sublease and liability could be a factor. David Capperella, Vice-Chairman, reported this area needs to be looked at but the concern would be also not to create spot zoning. Tracey Benson, Solicitor, reported the Township would need to look at each situation and the entire area but do not recommend getting involved in subleasing. Will be sent to Planning Commission for their review.

Borehole Ordinance – William MacMath, Manager, reported the Planning Commission has recommended the Board advertise and adopt this ordinance. This will be a stand alone ordinance and as such does not require a Public Hearing. Will advertise for June’s meeting.

Shared Services – Update – Frank Royer, Supervisor, reported he and David Capperella attended the last meeting. Dean Fernsler was at the meeting and explained to everyone that if Bellefonte is charging all municipalities then the municipalities have to have a say in decisions also. It was suggested a two year service agreement be made and during that time reports should be sent each quarter. Once report is received then payment will be made each quarter. Terry Perryman, Chairman, questioned if anyone has brought up contributions from the fire companies? David Capperella, Vice-Chairman, reported it was discussed more about setting up a task force to look at and Bellefonte agreed to recind the June deadline for the Township.

Probation Completion – William Witmer – Police Officer – Chief David King reported William Witmer has passed his probationary period and recommends appointing him as a permanent full time Officer. It was on a motion of Frank Royer seconded by David Capperella to appoint William Witmer as a permanent Officer. Unanimously approved motion carried.

Kepler Pool – Terry Perryman, Chairman, question the status of the Kepler Pool situation. William MacMath, Manager, reported he feels the pool will probably open. David Capperella, Vice-Chairman, reported he would be in favor of paying the Township’s share of the

back balance/loss but needs assured this would not continue since the Township is already paying their fair share. No further discussion.

NEW BUSINESS:

Ag Security Request – William MacMath, Manager, reported David Litke has submitted an application to be included (61.8 acres) in the Ag Security Area. The request was submitted last Fall and it was misplaced, therefore no action was taken in a timely fashion so the property defaults to be approved. In order to make it correct, the Board should still hold a Public Hearing on it and then pass a resolution. Ag Security protects the farmer from nuisance ordinances and land condemnation. There is currently 3,600 acres in Ag Security. It was on a motion of Frank Royer seconded by David Capperella to hold a Public Hearing at 6:30 p.m. May 3rd, 2010 prior to the regular monthly meeting at 7:00 p.m. Unanimously approved motion carried.

Bridleridge Subdivision – Time Extension – William MacMath, Manager, reported S & A Homes has requested a time extension for this subdivision. The conditional approval had placed a time limit of one year to complete all conditions. There were some minor conditions, but the biggest one was the completion and approval of the traffic study, this has not been done. S & A has requested a 10 month time extension to meet the conditions of approval which are completion of remaining comments by Don Franson, Engineer, in a letter dated February 14, 2009 and completion and recording of a lot consolidation plan and approval of traffic study by PennDOT. Within 8 to 10 months a traffic study will be completed and submitted to PennDOT and Spring Township. After brief discussion, it was on a motion of David Capperella seconded by Frank Royer to approve an 8 month time extension with the understanding S & A show due diligence to keep the project moving. Unanimously approved motion carried.

Prel./Final Subdivision – The Oaks – Vaughn Zimmerman, Zoning Officer, reported Allegheny Lutheran Social Ministries is being required by H.U.D. to subdivide a plot of land off from the main parcel for the Lutheran Commons Land Development. This plan will create a 2.129 acre tract of ground surrounded by the current Allegheny Lutheran Social Ministries parcel which will be accessed by right-of-way along the current private roadway system on the site. Easements will be established for all necessary utilities running to this site. All comments from Spring Township Planning Commission and the Centre County Planning Office reviews appear to be addressed. Approval of the exemption application for sewer service for the Lutheran Commons project has been received from D.E.P. E & S and engineering reviews are not required for this plan and are being addressed in the land development plan. At the Spring Township Planning Commission meeting held on March 15, 2010, the Spring Township Planning Commission unanimously recommended conditional approval of this plan. One condition that was placed on a recommendation of approval was the documents regarding right-of-way easements be prepared and submitted for review. This has not been done. It was on a motion of Frank Royer seconded by David Capperella to grant conditional approval of the Preliminary/Final Subdivision Plan for Lutheran Commons at Pleasant Gap, plan dated February 15, 2010, last revised March 1, 2010. Condition of approval to be submission and satisfactory review documents detailing right-of-way easements relevant to this plan.

Prel./Final Land Development Plan – The Oaks – Vaughn Zimmerman, Zoning Officer, reported Allegheny Lutheran Social Ministries desires to build a new 14-unit senior apartment complex building on their site. This site currently holds two apartment buildings

which are connected and 8 duplex buildings, all of which are senior housing. The original land development plan proposed 2 personal care buildings, one nursing home building, one apartment building, and a total of 60 duplex units (30 buildings). A proposed apartment building which would have 60 units has not been built. This proposed building would encompass part of those approved 60 units. At this time Keller Engineers has addressed all comments from Spring Township. Don Franson, Engineer, acknowledges that this plan meets the Spring Township Stormwater Plan. The NPDES permit has been approved by the Centre County Conservation District. Review comments to be issued by the Centre County Planning Office have been received and have been addressed. A Planning Module exemption has been approved by D.E.P. Approval of E & S plan by the Conservation District has not been received at this time. It was on a motion of Frank Royer seconded by David Capperella to grant conditional approval of the Preliminary/Final Land Development Plan for Lutheran Commons at Pleasant Gap, plan dated January 6, 2010, last revised March 15, 2010. Condition of approval being approval of E & S plan by Centre County Conservation District. Unanimously approved motion carried.

FOR INFORMATION:

14th Annual Watershed Clean-up Day – April 17, 2010 – William MacMath, Manager, reported ClearWater Conservancy is holding it's 14th Annual Cleanup Day on April 17th, 2010. Volunteers are welcome.

RESOLUTIONS & ORDINANCES:

Ordinance No. 01-10 – Zoning Supplemental Regulations – Windmills, Etc. – It was on a motion of Frank Royer seconded by David Capperella to pass Ordinance No. 01-10 – Zoning Supplemental Regulations as presented at the Public Hearing held prior to the meeting. Unanimously approved motion carried.

Ordinance No. 02 -10 – Health & Safety – Outdoor Wood Fired Boilers – It was on a motion of Frank Royer seconded by David Capperella to pass Ordinance No. 02-10 – Outdoor Wood Fired Boilers as presented at the Public Hearing held prior to the meeting. Unanimously approved motion carried. David Capperella, Vice-Chairman, reported hopefully this ordinance can be monitored. Mr. Capperella also questioned for those who are grandfathered, can the Township enforce them to make changes if causing problems with a neighbor? William MacMath, Manager, reported no, those who are grandfathered as far as installation, are exempt from the ordinance, but materials that can be burned and time of operations can be regulated.

CORRESPONDENCE:

William MacMath, Manager, reported on the following correspondence received.

Marty Nordberg – Letter received inviting the Supervisors to the Court of Honor where Troop 66 will present Matthew Coll with his Eagle Scout Badge. Ceremony will be April 18th, 2010 at 2:00 p.m.

Centre County Christian Academy – Letter received supporting Kepler Pool.

Adam & Teri Hanscom – E-Mail received supporting Kepler Pool.

Lori Trexler – E-Mail received supporting Kepler Pool.

Chambers Environmental – Letter received regarding Mediation

BILLS FOR APPROVAL:

It was on a motion of David Capperella seconded by Frank Royer to approve the bills for the month of April 2010 as submitted for the General Fund Account, Street Light Account, and the State Fund Account. Unanimously approved motion carried.

OPEN FORUM:

- 1). Keith Humpfrey – Robberies, Axemann Area
- 2). Jack Holtz – Mailbox Thefts, Ordinance
- 3). Suzanne McBride – Sweeping Streets

ADJOURN:

With no further business to discuss, it was on a motion of Frank Royer seconded by David Capperella to adjourn the meeting at 8:00 p.m. Unanimously approved motion carried.

**Molly Baird,
Recording Secretary**