

**SPRING TOWNSHIP PLANNING COMMISSION
1309 BLANCHARD STREET
BELLEFONTE, PA 16823
REGULAR MONTHLY MEETING
June 19, 2006
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, Wayne Yearick

Members Absent:

ZONING OFFICER:

Vaughn Zimmerman

GUESTS:

An attendance sheet is attached to original copy.

ACTION ON MINUTES OF MAY 15, 2006:

With no additions or corrections, it was on a motion of Wayne Yearick seconded by Thomas Craig to approve the minutes of May 15, 2006 as submitted. Being unanimously approved the motion carried.

HEARING OF VISITORS:

OLD BUSINESS:

**OB1 – Bellefonte Medical Investors
Preliminary/Final Land Development Plan**

Todd Smith with ELA Group was present to discuss the plans.

Bellefonte Medical Investors proposes to demolish one of their two current medical buildings and rebuild a larger building in its place to become an OB/GYN and Pediatric center. The building to be demolished is the forward of the two buildings.

The proposed building will be 12,200 s.f., with 2 parking areas that will provide a total of 103 parking spaces.

Stormwater management has been reviewed by our Township Engineer, Don Franson. There is no longer a need for a highway occupancy permit for utilities. A meter pit will meet all requirements by the Bellefonte Borough Water Authority. Frank Miceli questioned the testing they were doing for stormwater. There are two inlets and a stormwater detention basin. Michael Bonchack asked if the inlets are in use now. Todd Smith stated "no" they will be installing them.

Vaughn Zimmerman asked Todd Smith if they have any word on the E & S Plan yet. Todd Smith stated that Jim Wagner met with Jim Coslo from the County and he is happy with the plan and will get a letter out.

A lot addition plan from Bellefonte Medical to lands of Harry Eby has not been completed at this time, but should not negatively affect this land development plan as all calculations have been made reflecting the absence of the proposed lot addition parcel. However, satisfaction of this issue should be a condition of approval. Todd Smith stated that this lot addition plan is not going through at this time and the ground in question has been added back onto this plan.

It was on a motion of Edie Gordon seconded by Thomas Craig to recommend conditional approval of the Preliminary/Final Land Development Plan for Bellefonte Medical Investors Proposed OB/GYN & Pediatric Center, dated January 16, 2006, last revised June 12, 2006. Conditions of approval being completion of comments by Don Franson in letters dated June 10 and June 13, 2006, approval of E&S Plan by Centre County Conservation District, approval of Highway Occupancy Permit by Penn DOT, a letter from Bellefonte Borough for water, and finalization of plan for lot addition parcel to lands of Harry Eby. Being unanimously approved the motion carried.

OB2 – Cambridge Master Plan Concept Update

At this time, Matt Harlow wanted to wait until later in the agenda to allow Mike Glass and his partner to get here for the meeting.

NEW BUSINESS:

NB1 – Autumn Ridge Preliminary Subdivision

Eric Casanave from Penn Terra Engineering was present to discuss the plans.

Robert Port, landowner, proposes to subdivide an 86.81 acre farm (tax parcel number 13-4-33) along Zion Road into a 184 single family lot subdivision. This parcel is currently zoned R-2 residential, but is scheduled to be zoned agricultural with the Nittany Valley Comprehensive

Plan. Submission of this preliminary subdivision plan will effectively hold the current residential zoning of this property.

They have added more parkland to the plan. The 20% open space does not include stormwater areas.

Don Franson raised some questions regarding site distance at some of the intersections.

They do have a signed Planning Module for 200 EDU's.

There has been substantial progress on the water situation for this development. They went to Williamsport and met with DEP. Mr. Port has had a well drilled on the site, which is approximately 400 feet deep. DEP will be there next week to test the quantity and quality of the water source. Michael Bonchack asked if they have contacted Clearwater Conservancy and Spring Creek Water Shed Commission. Eric Casanave stated "no" they have not and Michael Bonchack stated he feels they should do this.

Mr. Port is proposing a partial in-lieu-of fee along with some parkland dedication.

Vaughn Zimmerman stated he is waiting on County comments regarding the traffic study from Trans Associates and approval of street names by the Centre County 911 Office.

Frank Miceli asked what the last revision late is and Eric Casanave stated it is June 7th.

Wayne Yearick stated he is concerned with stormwater being right against Rt. 550, with a proposed turning lane. Eric Casanave stated these are proposed stormwater ponds and can be changed if necessary.

There are approximately 6.7 acres of parkland in the middle of the development and the other space is just open space and does not quality as parkland because of topography, not enough contiguous acreage, etc. Bob Port stated they met with the Park and Rec Committee last week and informed them what they would like to do with the parkland and open space. He stated it will be beautifully landscaped; there will be walking trails, bike paths, as well as volley ball courts, etc. He stated the Park and Rec Committee was highly receptive to this.

Eddie Gordon questioned what they would have to give up to acquire more open space. Instead of the in-lieu-of-fee, Vaughn Zimmerman stated they would have to give up about 8 or 9 more lots.

Frank Miceli questioned the reasoning behind the street that is only access to two lots. Eric Casanave stated originally it was to serve more lots than this and also it will be vehicular access to the park.

Gary Steis is concerned with 2 lots that will be backing out of driveways. Zion Road is close to these 2 driveways. Gary Steis asked how much frontage is on lot 1. Eric Casanave stated there is approx. 120 ft.

Some of Don Franson's comments have been addressed and he issued another letter dated 6/14/06, with only 2 comments to yet be addressed.

Vaughn Zimmerman was instructed to have Don Franson look at the couple areas of concern that the Planning Commission has with the plan.

It was on a motion of Michael Bonchack seconded by Thomas Harris to recommend to table the Autumn Ridge Preliminary Subdivision Plan, dated May 24, 2006, last revised June 7, 2006, until the July 17, 2006 Planning Commission Meeting. It was on a motion of 6-0-1 that the motion carried. Thomas Craig abstained from voting.

OB 2 – Cambridge Master Plan

Matt Harlow with the ELA Group was present to discuss the plans.

Matt Harlow presented a map to the Planning Commission Members indicating the changes since last month.

This plan includes multiple properties.

They are work on a well site; getting it up and running. Michael Bonchack stated he is opposed to private water systems. He said when he sees 4 million gallons per day he is concerned. He doesn't know how it will affect the area wells, the watershed, etc. He would like to see documentation to substantiate this. Thomas Harris asked if they had mentioned about possibly hooking onto Bellefonte Borough water system. Matt Harlow stated that is a possibility. Brad Sinrod stated they are looking at a direct connection to Bellefonte Borough water.

Thomas Craig asked how the gas line will interfere with their road construction and Matt Harlow stated they have to work around it.

The bridge connecting the properties is to be a pedestrian bridge, with the possibility of it being a vehicular bridge, but at least be accessible to emergency vehicles.

Matt Harlow stated they should be back with a more refined plan next month.

MISCELLANEOUS BUSINESS:

MB1 – Future Zoning Map Discussion

Vaughn Zimmerman stated that he had enclosed color copies of the potential future Spring Township Zoning Map in each of the Planning Commission Members packets to review for discussion.

Frank Miceli stated he thought we weren't going to have an R3. He state he thought R3 was going to be row house development and wasn't going to pertain to Spring Township. Vaughn stated R2 was split in R2 and R3.

Some discussion took place on the following:

R1 – Large Lots

R2 – (VR) Small lots, small setbacks, etc.

R3 – Similar to our current R2

R4 – Similar to our current R4

Thomas Harris stated that R3 lots would be larger than R2 lots. Vaughn Zimmerman stated “yes” that would be correct.

Frank Miceli asked what we gain by having R3 and R4. Vaughn Zimmerman stated it would allow for higher density.

There was some discussion on minimum lot size for churches.

Edie Gordon asked where cemeteries fit into this. Bill MacMath stated we do have districts that allow for this.

Vaughn Zimmerman stated other major issues are the properties asking not to be rezoned, such as the Ault and Smith farms, the Port farm and farms that are part of the concept plan. Edie Gordon stated she feels we need to be careful regarding agricultural land.

Frank Miceli asked what we are going to do with TDR’s. Michael Bonchack asked if we are going to have TDR’s or not? Bill MacMath stated he feels it is borderline whether we have them or not. He feels they would have their advantages and he would like to see them. He stated that the County Planning Office is interested in doing this but staffing is a problem.

Vaughn Zimmerman stated he and Bill looked at a few other areas that can be put into agricultural land. Frank Miceli stated that is what we hired Mr. Roth to do and we should go with that.

Bill MacMath stated they are having a meeting this Friday to discuss some of these things. Michael Bonchack asked if the map is consistent with what we proposed for the Kerstetter property. Vaughn Zimmerman stated that “yes” it is consistent with what is proposed for the Kerstetter property.

Michael Bonchack asked how they came up with the \$1500.00 per lot in lieu-of-fee when the Planning Commission recommended \$2500.00 per lot. Bill MacMath stated that is what the Board of Supervisors passed.

Discussion Only.

CORRESPONDENCE:

ADJOURNMENT:

With no further business to discuss, it was on a motion of Edie Gordon seconded by Michael Bonchack to adjourn the meeting. Being unanimously approved the meeting adjourned at 9:22 p.m.

Korena J. DeFurio
Recording Clerk