

**WALKER TOWNSHIP
BOARD OF SUPERVISORS
Monthly Meeting
August 6, 2014**

Attendance:

Supervisors- **James Heckman
Ronald Burd
Brian Saiers**

Solicitor- **John Miller III**

Staff- **Donna Reese Vaughn Zimmerman – Zoning Officer
Leah Burd**

Guests: **Stan Wallace (Nittany Engineering Associates)
William L Rupp
Chad Fisher
Deb Zimmerman (Walker Twp Park & Rec Board)
Wayne Engle (Nittany Engineering Associates)
Rodney Benner (Township Resident)
Dave Kosman (Township Resident)**

Call to Order: James Heckman called the August 6, 2014 meeting of the Walker Township Board of Supervisors to order at 7:00pm in the Walker Township Municipal Building.

Pledge of Allegiance: Chairman Heckman led the group in the Pledge of Allegiance.

Approval of July Meeting Minutes: Ronald Burd motioned to approve the minutes from the July 2, 2014 meeting as presented; motion second by Brian Saiers and approved by all three Supervisors.

Agenda Items: Stan Wallace submitted a **Conditional Use Application** on behalf of **Mount Nittany Realty Co** for property located at 102 Pike Road (the old Kyle property). Mount Nittany Realty Co is proposing to remove the existing structures on the property and construct two multi-family dwellings of five units each on the 2.0564 acre parcel. The property is zoned urban residential which permits multi-family dwellings as a conditional use. The Planning Commission will review the application at their August meeting. James Heckman motioned to schedule a Public Hearing for the Conditional Use Request from Mount Nittany Realty Co for September 3, 2014 at 7:30m at the Walker Township Municipal Building; motion second by Ronald Burd and approved by all three Supervisors. Solicitor Miller will advertise the hearing.

Wayne Engle presented the following:

1. Requested approval of a **Memorandum of Understanding for Lot 3C Stony Pointe Development** for construction of a proposed Dollar General Store. Ronald Burd motioned to sign the Memorandum of Understanding; motion second by Brian Saiers and approved by all three Supervisors;
2. Wayne also spoke to the Supervisors regarding a road from College Avenue that would end in a temporary cul-de-sac past the Dollar General entrance. Future plans would remove the cul-de-sac and connect it with the existing portion of Cobblestone Road. Wayne requested confirmation that the Township would take over maintenance of the roadway. Roadmaster Brian Saiers confirmed the Township would take ownership provided the road is built to Township specifications, is a minimum of 250' and is completed in time to be added to the 2016 Liquid Fuels allocation;
3. Requested approval of the **DEP Sewage Module Component 2 for the Rod Beard/Jason Hovis Replot Plan** on Nilson Road. Wayne also requested a letter regarding prime agricultural soils and a zoning meets/exceeds letter. Brian Saiers motioned to adopt Resolution #14-408 approving the DEP Sewage Module for Rod Beard pending Planning Commission approval; motion second by Ronald Burd and approved by all three Supervisors.

Guests: Deb Zimmerman asked if the Supervisors were still planning to put the new **restroom project** in the Park out for bid in January. She stated the Park & Rec Board allocated some of their 2014 budget funds for the project and would like to pre-pay some of the fees associated with it. Deb then inquired about upgrading the walking trail; Brian Saiers responded Don Franson had provided him with some information for the upgrade. Deb will meet with Brian to further discuss the issue.

Solicitor's Report: Solicitor Miller had nothing to report.

Engineer's Report: Engineer Don Franson was absent

Zoning Officer's Report: Zoning Officer Vaughn Zimmerman issued 17 Zoning Permits and one Home Occupation Permit in July.

Roadmaster's Report: Roadmaster Brian Saiers reported the following:

- A letter was received from a resident on **Two Mile Road** regarding road damage to the berm at their driveway location. The Supervisors and Zoning Officer inspected the road and believe the damage was probably caused by construction equipment used when building the home. This issue will be investigated more thoroughly and discussed with out Engineer.
- Brian met with the **Marion Township** Roadmaster to discuss shared winter road maintenance. An agreement will be drawn up for approval by both Townships.

At 7:30pm the following bids were opened for the **2014 Road Project** to improve stormwater drainage at Walizer Road/Nittany Valley Drive intersection and on Cedar Lane in Zion Ridgecrest:

John Claar Excavating	\$73,925.00
Ameron Construction	\$93,243.30
Mid-State Paving	\$77,320.80
Glenn O Hawbaker	\$99,499.00

Ronald Burd motioned to accept the low bid from John Clarr Excavating pending review and approval by Engineer Franson; motion second by Brian Saiers and approved by all three Supervisors.

The Regular Meeting recessed at 7:38pm for a Conditional Use Public Hearing requested by Rich Rogers and Scott Smith, dba Bellefonte Sports Academy. The Regular Meeting reconvened at 7:55pm.

New Business:

- A **Conditional Use Application** was received from **Iron-Pro LLC** for property located at 1311 Nittany Valley Drive (Hull property). The applicant proposes to use the property for inspections and repair of equipment used in the oil industry. Brian Saiers motioned to schedule the Iron-Pro LLC Conditional Use Hearing for September 3, 2014 at 8:00pm; motion second by Ronald Burd and approved by all three Supervisors.
- Ronald Burd motioned to sign the **Deerhaven, Phase 1A Final Plan** for the **Reclassification of Lot 112** pending Planning Commission approval; motion second by Brian Saiers and approved by all three Supervisors.
- James Heckman motioned to sign the **Deerhaven Lot 112 Subdivision Plan** pending Planning Commission approval; motion second by Ronald Burd and approved by all three Supervisors.
- James Heckman motioned to accept the recommendation of the Park & Rec Board for a fee-in-lieu of land assessment of \$2,500.00 for the **Jacob Beiler 2-Lot Subdivision**; motion second by Ronald Burd and approved by all three Supervisors.
- James Heckman motioned to provide a 2014 donation of \$2,300.00 to the **Centre County Library**; motion second by Brian Saiers and approved by all three Supervisors.
- The Board discussed enacting a \$10.00 per capita tax to support the **Nittany Valley Joint Recreation Authority** to provide funding for the upgrade of the Kepler Pool and for future recreational projects. James Heckman motioned to authorize Solicitor Miller to research putting the question on the November ballot as a referendum; motion second by Ronald Burd and approved by all three Supervisors.

Brian Saiers motioned to approve the July 2014 General Fund paid bills in the amount of \$46,607.39 and the July 2014 Treasurer's Report as presented; motion second by Ronald Burd and approved by all three Supervisors.

Ronald Burd motioned to adjourn the meeting; motion second by James Heckman and approved by all three Supervisors. The meeting adjourned at 8:20pm.