

**WALKER TOWNSHIP
BOARD OF SUPERVISORS
Monthly Meeting
March 4, 2015**

Attendance:

Supervisors-	James Heckman Ronald Burd Brian Saiers
Solicitor-	John Miller III
Staff-	Donna Reese Vaughn Zimmerman – Zoning Officer Leah Burd Don Franson – Township Engineer
Guests:	Edward Davis (MBC Development, LP) Will Rigg (Mount Nittany Realty) Chad Fisher (Mount Nittany Realty) Stan Wallace (Nittany Engineering)

Call to Order: James Heckman called the March 4, 2015 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 February Meeting Minutes: Ronald Burd motioned to approve the minutes from the February 4, 2015 meeting as presented; motion second by Brian Saiers and approved by all three Supervisors.

Agenda Items: Stan Wallace requested approval of a **Memorandum of Understanding** for the **Junction House Land Development Plan**. Mount Nittany Realty is proposing to construct two apartment buildings, containing five units each, at the former Kyle property in Nittany. Brian Saiers motioned to approve the Memorandum of Understanding; motion second by Ronald Burd and approved by all three Supervisors.

Mr Wallace also requested approval of the **DEP Sewage Exemption Form** for the **Junction House Apartments**. He stated the property is currently assigned six EDU's for sewer and the developers requested four additional EDU's from the East Nittany Valley Joint Municipal Authority. Mr. Wallace provided the approval letters regarding the increased sewer flows from the necessary municipal entities and also a letter from Pennsylvania American Water for water service. Ronald Burd motioned to approve the DEP Sewage Exemption Form for Junction House Apartments; motion second by James Heckman and approved by all three Supervisors.

Will Rigg and **Chad Fisher** asked Solicitor Miller if he had an update on the ‘**fee-in-lieu**’ assessment and payment options for the proposed **Junction House Apartments**. Solicitor Miller stated he and Bob Jacobs (Centre County Planning Office) reviewed **Ordinance No. 182** (Creating Parks and Open Space) as it defines ‘new dwelling unit’. The term dwelling unit as used in Ordinance No. 182 follows the Centre County Subdivision and Land Development Ordinance definition of a dwelling unit which does not differentiate between a rental unit and a fee-simple unit. Solicitor Miller stated a developer may request a waiver if the units are being developed as affordable housing; however, the developers indicate this proposed plan would not be affordable housing; therefore it would seem the ‘fee-in-lieu’ assessment would apply to ten units. Solicitor Miller acknowledged that one existing dwelling will be demolished for the proposed apartment buildings (an occupied mobile home on the property will remain) and that the former owner paid for six EDU’s and six water taps. The Supervisors requested the issue, with this additional information, be sent back to the Park & Recreation Board for their review and comments. Action was tabled until next month.

Ed Davis presented the **Land Development Plan** for the proposed **Zion Dollar General**. Mr Davis stated a Letter of Credit from National Penn Bank for \$240,890.10 was submitted as Surety for the required improvements for Phase VIII-A, Lot C3 at Stony Pointe. He stated all comments were addressed and our Planning Commission and Engineer Franson reviewed the plan and recommended approval. It was noted the Ag Disclaimer was missing from the plan. Ronald Burd motioned to approve the Dollar General Land Development Plan pending the addition of the Ag Disclaimer; motion second by James Heckman and approved by all three Supervisors.

Guests: There were no additional comments from the guests present.

Solicitor’s Report: Solicitor Miller reported he reviewed the **Surety Agreement** and the Letter of Credit for \$240,890.10 from **Zion Associates** for Stony Pointe, Phase VIII-A (Zion Dollar General Land Development) and both look satisfactory. James Heckman motioned to approve the Surety Agreement and Letter of Credit for Stony Pointe; motion second by Ronald Burd and approved by all three Supervisors.

A request for a **Road Maintenance Agreement** was received from **David Stoltzfus Logging** to use .6 mile of Deitrich Road and .25 mile of Korman Road for hauling logs. Solicitor Miller prepared the Road Maintenance Agreement and received bonding in the amount of \$10,625.00, which expires February 26, 2016. Ronald Burd motioned to approve the Road Maintenance Agreement with David Stoltzfus; motion second by Brian Saiers and approved by all three Supervisors.

Engineer’s Report: Engineer Don Franson provided the **bid packages** for the **new Park Restroom Project** and stated the bid will be advertised starting tomorrow. The bid consists of three separate packages; general construction, electrical and plumbing. A pre-bid meeting is scheduled for March 23rd at 2:00pm; bid opening is scheduled for

March 31st at 3:00pm with award (or rejection) scheduled during the April 1st Supervisors Meeting. Don stated he is working on obtaining all the required permits.

Don also reported he responded to an inquiry from Nittany Engineering regarding the size of the culvert pipe that goes under Zion Back Road and any stormwater run-off that may occur at the site. Nittany Engineering is representing the developer of **Zion Manor**.

Don also stated he will begin working on the bid documents for Phase II of the Cedar Lane Stormwater Project.

Zoning Officer's Report: Zoning Officer Vaughn Zimmerman reported he issued four Zoning Permits in February.

Vaughn presented the **Doris Stover Lot Addition and Replot Plan (CCPCDO No. 6-15)** for review. This proposed plan replots portions of Lot 2B into lot additions to three existing parcels, with the residual now being Lot 2BR. Our Planning Commission reviewed the plan and recommended approval. Ronald Burd motioned to approve the Stover Lot Addition and Replot Plan as presented; motion second by Brian Saiers and approved by all three Supervisors.

Vaughn also reported he hasn't received any information on the ADA restroom issue at the **Hecla Skating Rink (Belleville Sports Academy)**. According to the developers, Labor & Industry has waived the ADA compliant restroom because of the age of the building; however the ADA restroom was one of the conditions for the Conditional Use approval and if it's been waived there should be documentation stating such.

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

- He stated the road list for the 2015 line marking was submitted to Ferguson Township to be included with their bid. Brian said most of our main roads from Zion to Snyderstown are included;
- We still have about 100 tons of salt left that can be ordered under this season's salt contract. He will order the balance of our allotment which should be sufficient for the remainder of the winter;
- He will be meeting with Matt Kenepp (PennDOT rep) to discuss possible projects for 2015.

New Business:

- Amber Buchanan presented a proposal for Walker Township 2015 Summer Camp along with a financial request for \$7,000.00. Ronald Burd motioned to approve the financial request and proposal for 2015 Summer Camp; motion second by Brian Saiers and approved by all three Supervisors;
- Registration is due for the PSATS Spring Conference;

- Notice was received the ClearWater Conservancy Annual Watershed Cleanup Day is scheduled for April 25th;
- The CoStars Salt Contract for the 2015-2016 Season was submitted for 500 tons.

Ronald Burd motioned to approve the February 2015 General Fund paid bills in the amount of \$47,983.74 and the February 2015 Treasurer's Report as presented; motion second by Brian Saiers and approved by all three Supervisors.

Brian Saiers motioned to adjourn the meeting; motion second by Ronald Burd and approved by all three Supervisors. The meeting adjourned at 7:45pm.