

**WALKER TOWNSHIP
BOARD OF SUPERVISORS
Monthly Meeting
May 7, 2014**

Attendance:

Supervisors-	James Heckman Ronald Burd Brian Saiers
Solicitor-	John Miller III
Staff-	Donna Reese Vaughn Zimmerman – Zoning Officer Leah Burd
Guests:	Jeffrey Glunt Kelsey Blair David Knoffsinger (Township Resident) Robert Cain (Township Property Owner)

Call to Order: James Heckman called the May 7, 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 April Meeting Minutes: Ronald Burd motioned to approve the minutes from the April 2, 2014 Meeting as presented; motion second by Brian Saiers and approved by all three Supervisors.

Agenda Items: There were no Agenda Items.

Guests: **Robert Cain** spoke to the Supervisors about a lot he recently purchased in the **Deerhaven Subdivision**. Mr Cain stated this lot (Lot 112) was designated for ‘church, place of worship’ use but he has submitted a plan (CCPCDO No.45-14) to reclassify the use to residential. Mr Cain has also submitted a plan to subdivide the parcel into two residential lots (CCPCDO No. 46-14) and is requesting permission from the Supervisors to allow access from Zion Back Road to one of the lots. The approved Deerhaven Subdivision Plan restricts lot access to the internal road system with no direct access to Zion Back Road. The Walker Township Planning Commission reviewed the plan and expressed concerns that approving the Zion Back Road driveway access could potentially lead to additional requests from other lots located along Zion Back Road. Mr Cain stated Lot 112 is the only lot directly abutting Zion Back Road; the rest of the lots have a small area of open space between the lots and Zion Back Road.

Mr Cain met with Centre County Planning Office personnel who tentatively approved the Zion Back Road access pending Township approval. Mr Cain provided a letter from the Deerhaven Homeowners Association stating Lot 112 is not a part of the Deerhaven HOA

because it was intended to be a ‘church’ lot. The Supervisors referred the plan back to the Township Planning Commission for further review because of this new information.

James Heckman motioned to approve the Reclassification of Lot 112 from ‘church, place of worship’ to ‘residential’; motion second by Ronald Burd and approved by all three Supervisors.

James Heckman motioned to tentatively approve the Lot 112 Subdivision into two lots pending approval from the Planning Commission; motion second by Ronald Burd and approved by all three Supervisors. Ronald Burd then motioned to accept the recommendation from the Park & Rec Board for the ‘Fee-in-Lieu’ of Land assessment of \$5,000.00 for the two new residential lots; motion second by Brian Saiers and approved by all three Supervisors.

Solicitor’s Report: Solicitor Miller reported he received signed **Grant of Easement Agreements** from the remaining three property owners on **Lincoln Lane**. These agreements will allow the Township to continue to use these easement areas as truck turnarounds. Ronald Burd motioned to sign the Turnaround Easement Agreements with Lincoln Lane residents Deborah and Jeffrey Kaufman, Kay and Marlene Emerick and David and Jody Knoffsinger; motion second by Brian Saiers and approved by all three Supervisors.

Solicitor Miller received a letter from the **Walker Township Water Association Solicitor** requesting the Township adopt a procedure that would require verification from the Water Association that all fees for new water connections have been paid prior to issuing a Zoning Permit. The Supervisors had several questions regarding the legality of such a procedure. Solicitor Miller will research the issue for discussion at the June Meeting.

Engineer’s Report: Engineer Don Franson was absent. Don submitted the following report:

- He has no objections to **Walker Township Fire Company’s** building addition plan. This plan is exempt from the submission requirements of the Walker Township Stormwater Ordinance – however, this does not relieve the developer from ensuring that adverse impacts are not created downstream of the proposed development;
- He has sub-consultants working on the **restroom plans**;
- He will have the survey completed early next week on the **two drainage projects**.

Zoning Officer’s Report: Zoning Officer Vaughn Zimmerman issued seven Zoning Permits in April with a value of \$74,302.00.

Vaughn reviewed a request for a **Conditional Use Permit for property at 1311 Nittany Valley Drive** (the Hull Family Property) which is located in the Light Industrial District. Kelsey Blair is proposing to use the warehouse as a youth sports facility focusing on gymnastics instruction. Vaughn stated this use could fall under ‘Personal Service Business’; however that use is only permitted (by Conditional Use) in the Village District. The applicant would first need to submit a written request to amend the Zoning Ordinance to allow ‘personal service business’ in the Light Industrial District (by Conditional Use). If that request is approved and the Ordinance is amended, the applicant would then need to apply for a Conditional Use Permit. Public hearings would be held for each request. Vaughn will work with the applicant on the proper wording for the Ordinance amendment request.

There are no new developments regarding the old **Kyle property** at the SR 64/445 intersection. Vaughn will continue to monitor the property.

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

- The new **Doosan loader** is scheduled for delivery tomorrow. James Heckman motioned to advertise the old loader for sale; motion second by Ronald Burd and approved by all three Supervisors. The loader will be advertised in the local papers;
- Brian met with Chris Shirley from CPI regarding the ‘**Wall of Appreciation**’ project. Brick was chosen for the wall and excavation is scheduled to start on Monday. Brian also mentioned the restroom project scheduled for next year. Chris expressed interest in involving the CPI students in the project;
- The road crew continues with routine maintenance issues;
- It was agreed to remove the evergreen tree planted on the west side of the building.

New Business:

- A proposal for the **2014 Summer Camp** was received from Amber Buchanan. A new camp director has been secured. James Heckman motioned to approve the 2014 Summer Camp with a budget of \$7,000.00; motion second by Ronald Burd and approved by all three Supervisors;
- James Heckman motioned to approve the appointment of Bill McMath (Spring Township) as the **Nittany Valley Representative to the CCMPO Technical Committee**; motion second by Ronald Burd and approved by all three Supervisors. James Heckman was appointed as the alternate;
- A letter was received from **Spring Township** requesting support of their opposition to any additional studies or preliminary designs of any limited access highway on SR 322 or any other route until the **I-80/I-99 (high speed and local access) Interchanges** are built. In addition Spring Township does not support any alternate limited access highway that would cross over Centre Hall Mountain. Ronald Burd motioned to support the Spring Township request; motion second by Brian Saiers and approved by all three Supervisors;

- Ronald Burd motioned to approve a request from Jackie Wynkoop and Jennifer Zahuranec (literacy coaches for Bellefonte Area School District) to place a '**Little Free Library**' in our park; motion second by Brian Saiers and approved by all three Supervisors. The request will be referred to the Park & Rec Board for placement in the park;
- Information was received on the County's CDBG Fund for 2014. A Public Hearing is scheduled for May 22nd;
- The 2013 Audit Report was received from Parente Beard;
- Ronald Burd motioned to waive any Township engineering fees associated with the **Walker Township Fire Company building addition**; motion second by Brian Saiers. James Heckman abstained because he is an active member of the Fire Company. Motion carried. Vaughn Zimmerman presented the Land Development Plan for the Walker Township Fire Company building addition. Vaughn stated the Planning Commission gave their approval to the plan. Ronald Burd motioned to approve the WTFC Land Development Plan; motion second by Brian Saiers. James Heckman abstained. Motion carried. Discussion was held on who is responsible for the maintenance of Fire House Lane.

Ronald Burd motioned to approve the April 2014 General Fund paid bills in the amount of \$43,472.11 and the April 2014 Treasurer's Report as presented; motion second by James Heckman and approved by all three Supervisors.

James Heckman motioned to adjourn the meeting; motion second by Ronald Burd and approved by all three Supervisors. The meeting adjourned at 8:00pm.