

**WALKER TOWNSHIP
BOARD OF SUPERVISORS
Monthly Meeting
June 3, 2015**

Attendance:

Supervisors-	James Heckman Ronald Burd Brian Saiers
Solicitor-	John Miller III
Staff-	Donna Reese Vaughn Zimmerman – Zoning Officer Leah Burd
Guests:	Jeff Novosel (Walker Twp Fire Company) Emma Lou Kerstetter (Township Resident) Jerry Fenush (Township Resident) Stan Wallace (Nittany Engineering Associates)

Call to Order: James Heckman called the June 3, 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 May Meeting Minutes: Ronald Burd motioned to approve the minutes from the May 6, 2015 meeting as presented; motion second by Brian Saiers and approved by all three Supervisors.

Agenda Items: Stan Wallace reported that DEP denied the “Sewage Planning Exemption” that was submitted for the proposed **Junction House Apartments** (Mount Nittany Realty Co, Inc). In addition, East Nittany Valley Joint Municipal Authority is not willing to take over the sewer lateral for the project, so it is now considered a private lateral which requires a Component 3 Sewage Facilities Planning Module. Stan stated our Planning Commission executed the Component 4A, but he is still waiting for the County’s Component 4B; therefore he was requesting conditional approval of the Sewage Facilities Planning 3 Module, pending receipt of the County’s 4B. James Heckman motioned to adopt **Resolution 15-413**, conditionally approving the Component 3 Sewage Facilities Planning Module for the Junction House Apartments; motion second by Ronald Burd and approved by all three Supervisors. Stan then stated he had not yet received a “Meets/Exceeds” letter from our Zoning Officer. Zoning Officer Zimmerman stated the Planning Commission approved the plan and there were no zoning issues, so he would issue the letter. Stan also provided an updated plan showing a revised “staggered” placement of the two apartment buildings which will comply with PennDOT setbacks.

Guests: **Jeff Novosel**, representing the Walker Township Fire Company, reported the last phase of the new addition construction includes paving work which requires cutting into the pavement on Firehouse Lane (Township Road). The Board gave approval for the work. Jeff will notify the Supervisors when the work is scheduled.

Emma Lou Kerstetter spoke to the Supervisors about several zoning issues regarding a property on Workman Lane. She stated a resident, following a house fire, built a large shed which he states will be used to repair cars and motorcycles. Ms Kerstetter inquired if this was a permitted use in the Rural Residential Zoning District and if that type of business could operate there. She spoke about some additional issues at the property including a collection of junk and unlicensed vehicles parked there. She also stated there is no residential dwelling on the site and some erosion problems are occurring. In addition the back portion of Workman Lane is a private road and is not built for heavy use. She reported she has contacted the State Police and the Conservation District with her concerns. She also asked if the building and driveway are within the proper setbacks, if an E&S plan was filed and who enforces any violations that may occur at the property. Zoning Office Vaughn Zimmerman stated he will investigate the situation.

Solicitor's Report: Solicitor Miller reported **Colonial Hardwoods** completed their logging operations and requested the release of their \$11,250 bond to use Nilson Road. Roadmaster Brian Saiers inspected the road and found no damage. Brian Saiers motioned to release the Colonial Hardwoods bond; motion second by Ronald Burd and approved by all three Supervisors.

Solicitor Miller also reported he received the completed **Larry Cleaver** Road Maintenance Agreement and Letter of Credit to use Benner Road for his logging operations. This agreement was conditionally approved at April's meeting pending receipt of the Agreement and LOC.

Solicitor Miller provided the **Land Rental Agreement Addendum**, approved at May's meeting, for signature. The addendum gives permission to **Middle Farm Partnership** to crop the entire 30 acres at no additional cost for this year.

Engineers Report: Engineer Don Franson was absent. He submitted the following report:

- **Walker Park Restroom** – the GP-5 Permit for crossing the stream was received. Comments were received from L&I and Don will respond to them this week. He is working with WTWA on the water service. Letters were received from the two low bidders agreeing to a 30-day extension. Bids should be awarded this month;
- **Stony Pointe/Dollar General** – He continues to check the work site;
- **Cedar Lane Phase 2 Stormwater** – He is working on the bid documents for this project in anticipation of a July bid opening.

Zoning Officer's Report: Zoning Officer Vaughn Zimmerman reported he issued four zoning permits in May - including two for home occupations.

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

- Six diseased trees were removed from Zion Ridgecrest Park;
- Two trucks were sent to the garage for repairs;
- The first round of berm mowing is complete;
- Planted grass seed in various areas of the park;
- The bridge in the park was repainted;

New Business:

- Information was received from the Conservation District regarding maintenance on **Blue Ball Road** and also an announcement for Dirt, Gravel and Low Volume Road presentations which could provide funding for DGLVR maintenance and repairs;
- James Heckman motioned to accept the resignation of **Nick Pelick** from the Planning Commission; motion second by Ronald Burd and approved by all three Supervisors.

Ronald Burd motioned to approve the May 2015 General Fund paid bills in the amount of \$34,085.40 and the May 2015 Treasurer's Report as presented; motion second by Brian Saiers 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 7:40pm.