

WALKER TOWNSHIP PLANNING COMMISSION
Monthly Meeting
May 20, 2015

Members Present – Gregory Poorman
Ronald Denker
William Workman
Dennis Walizer

Members Absent – Daniel Mattern
John McCartney
Nicholas Pelick

Guests - Stan Wallace (Nittany Engineering)
Mike Gardner
Will Rigg

Call to Order:

Chairman William Workman called the May 20, 2015 meeting of the Walker Township Planning Commission to order at 6:00pm in the Walker Township Municipal Building.

Pledge of Allegiance:

Mr. Workman led the group in the Pledge of Allegiance.

Approval of April Meeting Minutes:

There were no official minutes from the April 15, 2015 meeting because there were not enough members in attendance for a quorum.

Stan Wallace spoke to the members about the status of **Junction House Apartments Project**. He reported the DEP Sewage Exemption Form that was approved by the Township in March and submitted to DEP was denied. DEP considers this a 'private' extension of the sewer system since ENVJMA does not want to take over the lateral line into the buildings. Stan presented a **DEP Component 4A Form** for approval and signature. This form is part of the DEP Component 3 Planning Module that will replace the Exemption Form previously submitted. Denny Walizer motioned to approve the DEP form; motion second by Greg Poorman and approved by all members attending.

- Stan also presented an updated plan for the Junction House Apartments Project. He stated the buildings will now be 'staggered' in order to meet the front set-back off SR0064 (Nittany Valley Drive);
- They will provide some type of vegetation/plantings to act as a light barrier;
- They will consider some type of screening at the rear of the building along Pike Road based on tenant reaction;

(Junction House comments continued)

- They will have a non-switch light at each apartment doorway;
- They are working on the comments received from Centre County Planning and also stormwater comments from Engineer Don Franson.

Stan stated they would be back soon for signatures on the Final Plan.

Zoning Officer Vaughn Zimmerman presented his April permit activity report.

There were no comments from the guests present and no other business to discuss.

Ron Denker motioned to adjourn the meeting; motion second by Denny Walizer and approved by all members attending. Meeting adjourned at 6:20pm.

Next Planning Commission meeting is Wednesday, June 17th @ 6:00pm