

WALKER TOWNSHIP PLANNING COMMISSION
Monthly Meeting
June 18, 2014

Members Present – Ronald Denker
Nicholas Pelick
Gregory Poorman
William Workman
Dennis Walizer
Vaughn Zimmerman, ZO

Members Absent – Daniel Mattern
John McCarthy

Guests - No guests signed in

Call to Order:

Chairman William Workman called the June 18, 2014 meeting of the Walker Township Planning Commission to order at 7:00pm in the Walker Township Municipal Building.

Pledge of Allegiance:

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

Approval of May Meeting Minutes:

The minutes from the May 21, 2014 meeting were approved as presented on a motion by Nick Pelick; motion second by Denny Walizer and approved by all members attending.

There were no Agenda items.

Zoning Officer Vaughn Zimmerman reported on the May zoning permit activity.

Mr. Zimmerman then presented a **Conditional Use Request** submitted by **Rich Rogers and Scott Smith (dba Bellefonte Sports Academy)** to operate a sports complex in the former Hecla Skating Rink. The complex would contain 5 batting cages, 2 dedicated pitching lanes, utility lanes and spacious golf cages. The Planning Commission discussed the proposal and had numerous questions about the project. Because no representative of the project was present, Greg Poorman motioned to table the proposal until next month; motion second by Nick Pelick and approved by all members attending. The Zoning Officer was instructed to request Mr. Rogers and Mr. Smith attend the July meeting. Items they would like addressed are: current site plan showing parking, lighting, buffer area, controlled access, and trash containment. There was also a question about whether the building renovations would require inspections. Hopefully, these questions will be answered at the July meeting and the Planning Commission will be able to pass their recommendations/comments on to the Supervisors.

Mr. Zimmerman also presented a request from **Kelsey Blair (dba Fearless Athletics, LLC)** to **amend our Zoning Ordinance** to add 'personal service businesses' to the Light Industrial Zoning District. Ms. Blair is interested in opening a youth sports facility focusing on gymnastics in the John Hull building at 1311 Nittany Valley Drive. 'Personal service businesses' are permitted in several zoning districts, but not the Light Industrial District. Ron Denker motioned to recommend approval to amend the Light Industrial District in our zoning ordinance to include 'personal service business' as a conditional use. Motion second by Denny Walizer and approved by all members attending. Ms. Blair needs to be informed that the \$350 Hearing Fee for the proposed amendment needs to be paid prior to advertising the Public Hearing. If the Zoning Ordinance is amended as requested a second \$350 fee will have to be paid when she submits her request for the Conditional Use Hearing.

There was no other business before the Planning Commission.

Denny Walizer motioned to adjourn the meeting; motion second by Greg Poorman and approved by all members attending. Meeting adjourned at 7:50pm.

Next Planning Commission meeting is Wednesday, July 16th