

**WALKER TOWNSHIP PLANNING COMMISSION**  
**Monthly Meeting**  
**August 13, 2014**

**Members Present – William Workman**  
**Dennis Walizer**  
**Gregory Poorman**  
**Daniel Mattern**  
**Ronald Denker**

**Members Absent – John McCarthy**  
**Nicholas Pelick**

**Guests - Stan Wallace (Nittany Engineering)**  
**Will Rigg (Mount Nittany Realty)**  
**Jerry & Jackie Huntington (Residents)**  
**Chad Fisher (Mount Nittany Realty)**  
**Dean Love (Iron-Pro LLC)**  
**John & Deb Hull**

**Call to Order:**

Chairman William Workman called the August 13, 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 July Meeting Minutes:**

The minutes from the July 16, 2014 meeting were approved as presented on a motion by Denny Walizer; motion second by Greg Poorman and approved by all members attending.

**Stan Wallace** representing Mount Nittany Realty Company spoke to the Planning Commission members about a proposed project for the old Kyle property at the corner of Nittany Valley Drive and Pike Road. Mr. Wallace stated his clients propose to remove the old residence, garage and barn (the mobile home will remain for now) and construct two 5-unit residential buildings with parking in between the buildings. The proposed structures would be situated on the 2+acre parcel well within the set-backs, thus allowing for a much better line-of-vision for traffic at the intersection. The units would access via Pike Road. The Planning Commission members were supportive of the proposal and feel it would be a 'positive change to the neighborhood'.

**Dean Love** owner of Iron-Pro, LLC presented information on his Conditional Use Request to use the John Hull building/property for his company. Mr. Love stated Iron-Pro, LLC currently performs safety inspections on frac equipment in Weatherford and

Odessa Texas and are interested in opening a facility to support Marcellus Shale operations near here. Mr. Love stated most of the work will be done indoors with only occasional activity outside. They would hire 6-10 people immediately and the site could have approximately 20-25 employees later. They would not have much outside storage and the outside lighting would be minimal. Mr. Love requested positive comments be sent to the Supervisors prior the Conditional Use Hearing on September 3, 2014. The Planning Commission offered no comments to the proposal and feel this is the type of business and use the parcel/building was designed for.

Greg Poorman motioned to approve and sign the **Deerhaven Lot 112 Reclassification Plan (CCPCDO #45-14)**; motion second by Denny Walizer and approved by all members attending.

Greg Poorman motioned to approve and sign the **Deerhaven Lot 112 2-Lot Subdivision (CCPCDO #46-14)**; motion second by Denny Walizer and approved by all members attending.

Dan Mattern motioned to approve and sign the DEP Component 2 Module for the **Rodney Beard/Jason Hovis Replot Plan (CCPCDO #103-14)**; motion second by Greg Poorman and approved by all members attending.

Zoning Officer Vaughn Zimmerman reported on his July zoning permit activities. He also 'touched base' with a sketch plan for the proposed **Dollar General** in the Stony Pointe Development.

Greg Poorman motioned to adjourn the meeting; motion second by Dan Mattern and approved by all members attending. Meeting adjourned at 8:05pm.

**Next Planning Commission meeting is Wednesday, September 17<sup>th</sup>**