

**WALKER TOWNSHIP
PARK & RECREATION BOARD
Monthly Meeting December 16, 2014**

Attendance:

Members Present: Deb Zimmerman, Donna Snyder, Pam Rogers, Cindy Kunes, Patty Correll

Members Absent: Jan McDowell, Cheryl Vonada

Guests: William Rigg

Staff: Leah Burd

Call to Order: Deb Zimmerman called the December 16, 2014 meeting of the Walker Township Park & Rec Board to order at 7:00pm in the Walker Township Municipal Building. Deb led the group in the Pledge of Allegiance. Cindy Kunes motioned to approve the minutes from the November 18, 2014 meeting as presented; motion second by Donna Snyder and approved by all members present.

Agenda Items: Will Rigg inquired about the 'Fee-in-Lieu' assessment for a 10-unit apartment project Mount Nittany Realty is proposing for the old Kyle property at the Rt 64/445 intersection in Nittany. Mr Rigg stated these will be rental units and not sold to individual owners and that a fee of \$25,000 could have an impact on the project. He inquired if the full payment would be due at final plan approval or if it could be paid over a period of time. He stated the old building contained six apartments at one time and that this is not a Subdivision but a Land Development Plan. Deb Zimmerman reported the Ordinance states the 'Fee-in-Lieu of Land' is assessed per dwelling unit with an option to dedicate land for open space and that the fee must be paid prior to final plan approval. After much discussion, Deb Zimmerman motioned to recommend to the Supervisors permission to pursue an up to five year payment option for this project based on ten dwelling units and to request the Solicitor to draw up a legal document for an extended payment plan; motion second by Pam Rogers and approved by all members present.

Guests: There were no other Guests present.

Old Business:

- There was nothing further to report on preparing an article for the Township website to promote the Sponsorship and Donation Policy;
- There was nothing further to report on the 'Wall of Appreciation' Landscaping will be completed in the Spring;
- Deb updated the Board on progress of the restroom project. Don Franson reported he received electrical and plumbing drawings for markup and that he and the architect would like to meet with Brian to look at the current buildings. Don will stake out the project this week. Don anticipates having all the documents ready for bid advertisement in January with possible awarding of the bid at the February meeting. The construction cost estimate is in the \$150,000 range there will be a \$2,000 Sewer fee and there are Engineering fees \$5,100.00 as of December 5th. Pam Rogers motioned to pay the Engineering fees from our 2014 budget if

bills are submitted for payment prior to December 31, 2014; motion second by Patty Correll and approved by all members present.

- Deb Zimmerman motioned to recommend the reappointment of Cindy Kunes, Pam Rogers and Patty Correll for additional six year terms on the Board; motion second by Donna Snyder and approved by all members present.

New Business:

- The Board reviewed a Final Subdivision Plan of S&A Homes for a 3-Lot Subdivision of the former Barry Kerstetter property. This proposed subdivision would create one residential lot which contains an existing dwelling unit, one Open Space/Agricultural Resource Use Lot and one Open Space/Forest Resource Use Lot. This proposal is a Minor Subdivision Procedure and no new dwelling units are provided for. Pam Rogers motioned to recommend zero fee in lieu for the S&A Homes 3-Lot Subdivision with the stipulation if future development occurs, fee-in-lieu would be assessed at that time; motion second by Donna Snyder and approved by all members present;
- A plan was received from Henry Surveys, LLC for Re-Subdivision of Lot 2B of the property of Doris Stover Et Al located along Pike Road. This plan proposes dividing Lot 2B into three lot additions. Lot Addition A is being added to lands of Rachel Stover and Daniel Heverly, Lot Addition B is being added to lands of Dennis and Stacy Barger; Lot Addition C is being added to lands of David L Emery, Jr with the residual lot being Lot 2BR. Deb Zimmerman motioned to recommend Fee-in-Lieu of zero for the Doris Stover Re-Subdivision and Lot Additions, no new dwelling units are proposed; motion second by Cindy Kunes and approved by all members present.

Correspondence: None

Donna Snyder motioned to adjourn the meeting; motion second by Cindy Kunes and approved by all members present. Meeting adjourned at 7:45pm.