

SPRING

TOWNSHIP *in Centre County*

1309 Blanchard Street • Bellefonte, PA 16823 • (814) 355-7543 • Fax (814) 355-2801 • www.springtownship.org

October 25, 2018

Benner Township Supervisors
1224 Buffalo Run Rd.
Bellefonte, PA 16823

Re: New Zoning Ordinance,

Dear Supervisors,

Spring Township is pleased to offer the following comments on your pending zoning ordinance:

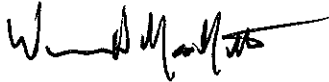
1. Table A – Good idea, however way too many conditional uses.
You may want to look at reducing the number of conditional uses. Conditional uses become very time consuming and costly. They are meant for unusual and controversial uses.
2. In your zoning district tables, other principal uses are listed. What are they?
3. Definitions – Good job bringing them into today's world. Look at the definition of vehicle, "A Thing" used for transporting, etc. Not a good definition.
4. Article 5 Agriculture – In there twice, remove one. Why is there a maximum lot area? No maximum area listed. Why have residential accessory uses if included in above.
5. Article 6 Rural Residential – Why isn't Willowbend, Grove Park and Seibert Rd. included in this district? They are a better fit than the area zoned for it. There is no room for growth of this district.
6. Article 7 R-2 – Typically density-based zoning does not include minimum lot sizes, could be confusing and conflicting. Footnotes 1 and 2 are very confusing. Footnote 3 states all common open space are subject to Article 14, but it does not appear anywhere in this ordinance that common open space is required.
7. Article 8 R-3 – This does not appear to be much different than R-2 District. See comments Item #6.
8. Article 9 MHP – Page 61, numbering error. Why is there a maximum height of 75 feet? What is the purpose of setbacks for forestry uses?
9. Article 10 & 11 – Commercial/Industrial – Once again what is the purpose of forestry uses setbacks? Is this really a necessary use at all?
10. Article 12 Quarry – Should there be a table for permitted uses, setbacks, etc.?
11. Article 13 Use Regulations – Lots of redundant uses. A lot of these standards could or should be incorporated into a Subdivision/Land Development Ordinance. This also has the potential to

create a lot of variance requests. Mining hours of operation are not practical, they typically operate 24/7.

12. Article 14 General Regulations – Forestry uses are permitted in many districts, but there is nothing directing anyone to Article 14.2.A.5.

We know that your Planning Commission and Board have been working on this for years and this is a big improvement over the current ordinance.

Sincerely,



William H. MacMath
Township Manager

WHM/kjd

C: Bellefonte Borough, Marion Township, Walker Township, CC Planning Office