

## **Rezoning Hearing Sept 3, 2025**

**Hearing started at 5:41 p.m.**

**Louis commented that Marion Township has no commercial district and that we have to have some.**

**We are here for information. Residents wanting to talk will have 3 minutes. We will have a continuation meeting on September 24, 2025, if it is approved at the September 10, 2025 BOS Meeting. The Marion Township Planning Commission talked about reducing size of rezoning if approved by the Board of Supervisors at the BOS Meeting on September 10, 2025. Louis stated that there is nothing in the works. He stated that a lot of residents asked about putting this on the November ballot and he stated that Pennsylvania law does not allow Townships to do this. He talked about exclusionary Ordinance and the importance of it. He called the first resident to talk.**

**Andrea Royer- she stated that she has been a resident for 12 years and that she is against development without information. She stated that ONVO has many places already. She asks that we take time to think about this and to make sure that what ever is put here fits here. She doesn't want to have to worry about our kids. We have a major road way running through Marion Township. Please pause this.**

**Ken Roan- He has been a resident for over 30 years. He believes that this is a farming community. He stated that the Supervisors have to look at all the issues with this, like the amish, water**

supply, the environment and safety of the residents of Marion Township. We must make sure we look at the water supply also.

Hope Frey- She stated that she lived here for 25 years. She asked that we consider an impact study. She is concerned about have clean water and water runoff. She is concerned about what this will do to change the area. She wants to feel safe and to have her kids to be safe.

Lisa Ford- She stated that she lives less than 2000 yards away from where rezoning will be. Do not rezone. Where are the studies? Marion Township fought to support this rural area. The environmental report states that there are no plans to extend water and sewage to this area. The soil is also a concern. She stated to Archie not to let this be your downfall of the legacy of all the good things that you have done for this Township.

Matt Ford- He Thanked all the Supervisors for all the work that has been done. Stated that this decision is rushed. He stated that he knows that ONVO is in this. Stated that the residents do not have enough information. Told a story about an Adult book store, and that the township provided zoning somewhere that was undesirable and that the adult bookstore did not go in. He asked Supervisors to delay this and get studies done.

Len Rutecki- Stated that he met with Centre County Planning Commission, he stated that if the plaza goes in the residents would be responsible for issues with water and sewage. Worried about sex offenses, with counties surrounding us have a high sex offense crime rate.

**Deb Kern**- She stated that we need to do studies, that it's very important to our neighborhood. She asked that we please do the right thing.

**Gregg Kern**- He stated that there is no law saying that so much land has to be commercial in township. Louis talked about exclusionary rezoning. Gregg stated that it's 2000 feet from his back yard. He asked why the supervisors would do that and what is he to do about sewage and water.

**Michelle Sweeley**- She lived in Marion Township for 21 years. She asked if they could limit what is build there. She stated that a Truck Stop does not belong here and that they know that the taxes will go up no matter what we say. She also stated that they will be lucky to have water. She also stated that the Amish are going to lose land and revenue. She wants Supervisors to think about the residents, they voted you in they can vote you out too. She said to please do your job.

**Michael Bonchonsky**- He just moved here 4 years ago and he hope that we can limit damage to this beautiful valley.

**Robert Ivicic**- he asked what will happen to his commercial land. His property is used for storage right now. He stated that he has 6-7 different zones on his property.

Louis Glantz stated that they should look at the conditions that go into the ordinance.

**Valerie Stover Anderson**- Stated that traffic in this township is horrendous. Everything has changed. She remembers when she was 10 she could look at the sky and see the milky way and can't now.

**Jim Burris-** lives along border of HRI company. Construction on Jacksonville Road ends next year. His well water was contaminated several times. He wants clean water. He asked if HRI will remove that dirt. It continues to contaminate his well water. He says to slow down and have everything in place before rezoning. He begs to differ on having to have commercial coming in township.

**Annie Moyer-**stated that she has lived here for 39 years and loves it here. She talked about crime along I-80 and the garbage off the exit. She asked everyone to pray for the amish.

**Laura Gardner-** has lived here her whole life. What about the life style and the residents wellbeing, she wants that for her grandkids and their kids. Stated that she doesn't want to see this shit happen.

**Jennifer Anderson-**wants answers. Does any property in township have green remax? What is the timeline that this is going to happen? She stated that Patton and College township have a zoning agreement. She says that they need to work on the exclusionary ordinance conditions. How will they enforce noise ordinance if they can't do it now? Louis Glantz said that they should be looking at a mixed use multi family conditional use.

**Bruce Wagner-** has lived here for 44 years. He agrees with all of the residents comments about water and sewage but says they should understand that it is done through DEP.

**Carley Miller-** stated that there is crime everywhere. They don't want to live in the city. She stated that they don't want kids to be exposed to a lot of crime.

**Traci Parsons-** She stated that we have commercial land here, she says that we are apart of Nittany Valley Joint Planning Commission (which Louis stated is not the right information). She also stated that ONVO is here and talked about putting a Burger King in the Travel Plaza. She also complained about the Jake Brakes. She said that if they lose water that they will lose their heat source.

**Phil Lucas-** He asked how much commercial property do we currently have in Marion Township. He wanted to know if we could limit this to the south side of 80. Louis stated that it is legal to do that if it is reasonably developed. He asked if our hand is forced can we go on the other side? He wanted to know what the courts would consider reasonable.

**Renee Kredell-** Stated that we should all be on the same side and be working together. Wants to know what are we going to do about the impact of water, traffic and sewage? She stated that we need to create a plan that doesn't hurt us. How can the Supervisors move forward? Let's all try and put in effort to become a team.

**Marybeth Chalfa-** wants to know if this could take this somewhere else? Give us options.

Louis stated that at the September 10, 2025 BOS Meeting they will discuss the Continuation meeting on September 24, 2025 and if we can have it at Howard, at 5:30 p.m. It will be advertised and it will be put on the website on September 11, 2025.

**Crystal Auman**- She wants to know if this happens can they have a light barrier and a sound barrier. She doesn't know how to fix this. She wants Supervisors to try and find somewhere else.

**Connie Emberton/Deb McCloskey**- they are concerned about all her amish neighbors. The amish are good neighbors and are very hard working. They want transparency. Please consider the farmland and the way of life here.

**Craig Parson**- stated that he moved here because it's a rural area and wants it to remain that way. There will be changes in lights, noise and crime. His concerns are short term and long term.

**Michelle Sweeley**- Wants to know what would make the Supervisors vote yes, and what can the residents do to convince the supervisors to vote no. She asked what will this benefit. Wanted also to know if they can have a say what is put in there and where. She asked the Supervisors to think about it until the next meeting.

**Andrea Royer**- asked if its possible to rezone what benefits the community. She stated that we should go to Avis and talk to the people that are close to the travel plaza there.

**Jonathan Stoltzfus**- he wants a new plan on the northside and wants to discuss what is on the southside 80.

Meeting adjourned 7:37 p.m.