

PREMETEK CONDITIONAL USE HEARING
February 15, 1999

The Conditional use hearing for Premetek was called to order at 7:40 p.m. by the Chairman, Michael Kelleher with members Richard Lahr and Helen Alters present. Also in attendance were Fred Henry, Carol Walker, Ray Walker, Dick Fullington, Ray Dunkle, Chuck Thompson, Rachel Smart, Bob Decker, Jason Wert, Renee McGowan and Pat Powers.

Mr. Powers of Powers & Schram, Inc. was present representing Premetek. Mr. Powers noted that Premetek wishes to construct storage units on their property. The units will be broken into individual units of 10 X 10 and 10 X 20 storage rooms. The storage facility office will be run from the existing Premetek office building. The property will be fenced. The buildings will be erected in earthtone colors and they will be landscaped. The entire area around the buildings will be paved. The stormwater will be collected in a basin to the rear of the lot. In the first phase three of the five buildings will be built. The last two buildings will be built in the second phase.

This hearing will be continued at the Board's next meeting on March 1st.

The hearing was adjourned the time being 7:50 p.m.

BENNER TOWNSHIP SUPERVISORS
FEBRUARY 15, 1999

The regularly scheduled meeting of the Benner Township Board of Supervisors was called to order at 7:50 p.m. by the Chairman, Michael Kelleher with members Richard Lahr and Helen Alters present. Also in attendance were Fred Henry, Carol Walker, Ray Walker, Dick Fullington, Ray Dunkle, Chuck Thompson, Rachel Smart, Bob Decker, Jason Wert, and Renee McGowan.

PERSONS TO ADDRESS THE BOARD

Fred Henry of Henry Surveys: Mr. Henry was present to present the Flynn Re-subdivision to the Board for their approval. It was noted that this plan had been submitted some time ago and has been receiving time extensions ever since. This subdivision required that a lane be constructed giving access from Barns Lane to the lots in the rear. The road was inspected by Anson Burwell from the CCPC and was given his approval. Mr. Lahr moved to approve the R. David Flynn Subdivision. Mrs. Alters seconded the motion.

Vote: Mrs. Alters – yes Mr. Lahr – yes Mr. Kelleher – yes

Ray Walker: Mr. Walker was present to ask for an interpretation of the Zoning Ordinance. He noted that he now would like to build mini-storage units on his property. Discussion was held. The board noted that there is two ways that this request can be handled. A zoning amendment could be made allowing storage

facilities in the district that he is currently located in or the township could change the zoning district that he is located in which allows for the storage units. The Board noted that they did not see a problem with allowing storage units in the area where Mr. Walker's property is located. The board ask Mr. Walker to think about what zoning district he would like to be in.

Fullington Bus: Mr. Fullington was present to see if the Board would consider allowing transportation facilities as a use by right instead of a Conditional Use. The Board noted that they would pass this request on to the Planning Commission for their review and recommendation.

Ray Dunkle: Mr. Dunkle was present to discuss the location of his driveway on the lot he just purchased in the Spring Creek Subdivision. It was noted that the Township Engineer has done a protocol in order for Mr. Dunkle to change the location. Mr. Kelleher noted that a driveway permit will be issued for now at the original location so that the construction of their home can begin.

Chuck Thompson: Mr. Thompson was present to present the Board will the Fillmore Farms Planning Module. Mr. Lahr moved to approve the planning module (Resolution 99-3). Mr. Kelleher seconded the motion.
Vote: Mrs. Alters – yes Mr. Lahr – yes Mr. Kelleher – yes

Rachel Smart: Mrs. Smart was present to present the Board with a Sewage Planning Exemption for Rockview for a replacement in kind building. It was noted that all necessary paperwork has now been produced so this request can be approved. Mr. Kelleher moved to approve the Planning Module exemption for Rockview. Mr. Lahr seconded the motion.
Vote: Mrs. Alters – yes Mr. Lahr – yes Mr. Kelleher – yes

Spring-Benner-Walker Joint Authority: Mr. Decker and Mr. Wert were present to ask if there are any areas in the township they would like them to look into for sewer service. The Board noted that one area that they wouldn't mind them looking into is Raymond's Lane area of the Township.

MINUTES

The minutes of February 1, 1999, were presented to the Board for their review and comments. Mr. Lahr moved that the minutes be approved as presented. Mr. Kelleher seconded the motion.

Vote: Mrs. Alters – yes Mr. Lahr – yes Mr. Kelleher – yes

BILLS

The bills of February 15, 1999, were presented to the Board for their review and approval. Mrs. Alters moved to approve the bills as presented. Mr. Lahr seconded the motion.

Vote: Mrs. Alters – yes Mr. Lahr – yes Mr. Kelleher - yes

ZONING OFFICER REPORT

Mrs. McGowan gave the Board the letters from Ralph Houck concerning the camper which is located on the Fred Lohr property.

OLD BUSINESS

Spring Township Agreement/Boundary Change: Tabled.

Patton Township/Benner Township Boundary: Tabled.

537 Plan: It was noted that the 537 Plan has finally been approved by DEP.

Part-time Police Protection: Mr. Kelleher noted that the township is in receipt of a letter back from Spring Township that they are willing to supply the township with part time police coverage for 10 to 20 hours a week at the rate of \$29.00 per hour for daylight shift and \$29.50 for night shift. The board noted that discussion will need to take place as to what kind of duties the Board would want any police protection that is contracted out to handle.

Spring Creek Subdivision water runoff: Mrs. Alters gave the Board an update on the meeting that was held with the Fish Commission, Conservation District, the Township's Engineer, residents, Developer's representatives and herself. Mrs. Alters noted that the meeting went very well and that it seems as though a resolution can be made.

NEW BUSINESS

Radio for Pick-up: It was noted that a price was received from Centre Communications to place a new radio in the Township's pick-up truck for \$710. Mr. Lahr moved to purchase the radio for the truck. Mrs. Alters seconded the motion.

Vote: Mrs. Alters – yes Mr. Lahr – yes Mr. Kelleher – yes

CORRESPONDENCE

The Board acknowledged receipt of the following correspondence:

1. Conservation District Review of Spring Creek Sewer Extension
2. County Site inspection report for Flynn Subdivision
3. HRG's review of Stormwater problem for Lot 55 of Willowbend
4. Meeting notice Re: State Road Construction
5. Letter from Mr. Williams Re: Fillmore Assoc. meeting
6. Fillmore Farms
 - a. County Comments
 - b. HRG
6. PSATS Alert
7. Letter from CATA RE: review of Fillmore Farms
8. Spring Benner Walker Joint Authority Minutes 1/25/99

Mr. Kelleher noted that he would try to attend the meeting on February 22nd dealing with I-99 project.

Mrs. Alters noted that she sent Dr. Bonita of the Bellefonte School District a letter requesting funding consideration for the Township's Summer Park and Rec. program.

(Steve Porter, Dave Breon and Tim Robinson are now present.)

Discussion was held with the Planning Commission members present as to what their feelings are relative to which Zoning District to allow manufactured home parks in. Mr. Lahr moved not to allow Manufactured Home Parks in the R-2 District of the Township when the zoning amendments take place. Mr. Kelleher seconded the motion.

Vote: Mrs. Alters – yes Mr. Lahr – yes Mr. Kelleher – yes

ADJOURNMENT

The meeting was adjourned the time being 9:55 p.m.

Sharon Royer, Sec.