

Penn State University Conditional Use

July 16, 2001

The Conditional Use hearing for Penn State University (for the purpose of rendering a decision on the relocation of the runway lights from 100' to 150') was called to order at 7:37 p.m. by the Chairman Richard Lahr with member Michael Kelleher present. Dave Breon was absent. Also in attendance were Doug Weikel, Katie Ombalski, Clair Stem, Brian Rodgers, Robert Finley, Larry Jodon, John Sepp and Renee McGowan.

Mr. Lahr read through the Board's decision. The Board's decision remained as drafted with the following changes:

- a) The Condition dealing with evergreen trees being planted along Rock Road was deleted.
- b) Condition #7 was changed to read: "No audible alarms shall be used between the hours of 7 PM and 7AM."

Mr. Kelleher moved to approve the conditional use decision for the University Park Airport as read with the changes. Mr. Lahr seconded the motion.

Vote: Mr. Breon - absent Mr. Lahr - yes Mr. Kelleher - yes

Benner Township Supervisors

July 16, 2001

The regularly scheduled meeting of the Benner Township Board of Supervisors was called to order at 8:07 p.m. by the Chairman, Richard Lahr with member Michael Kelleher present. Mr. Breon was absent. Also in attendance were Doug Weikel, Katie Ombalski, Clair Stem, Larry Jodon, John Sepp and Renee McGowan.

PERSONS TO ADDRESS THE BOARD

Katie Ombalski: Ms. Ombalski was present to ask the Board if they have any questions regarding the information that she and Mr. Ralston gave to them last month. Ms. Ombalski noted that the second reason for her attendance is to ask the Board if they would consider pledging \$1,287 a year for the next three years towards the continuation of the Water Resource Project. The board questioned if the population formula that was used included the inmates at the Rockview State Correctional Facility. Ms. Ombalski noted that she wasn't sure if it did or not but would get back to the Board with the answer.

John Sepp & Larry Jodon: Mr. Sepp and Mr. Jodon were present to discuss Mr. Jodon's rezoning request as well as traffic concerns related to his proposed development. Much discussion was held.

Waiver of Street Standards Ordinance: Mr. Kelleher moved to allow Mr. Jodon to submit the traffic study on to Penn Dot for their review with Mr. Weikel to do his review concurrently. No waivers will be granted until Mr. Weikel's recommendations are received. Mr. Lahr seconded the motion.

Vote: Mr. Breon - absent Mr. Kelleher - yes Mr. Lahr - yes

Rezoning Hearing Schedule: Mr. Kelleher moved to schedule the rezoning request hearing for Larry Jodon for August 20, 2001. Mr. Lahr seconded the motion.

Vote: Mr. Breon - absent Mr. Kelleher - yes Mr. Lahr - yes

MINUTES

The minutes of July 2, 2001, were presented to the Board for their review and comments. Mr. Lahr moved to approve the minutes as presented to the Board. Mr. Kelleher seconded the motion.

Vote: Mr. Breon – absent Mr. Kelleher – yes Mr. Lahr – yes

BILLS

The bills of July 16, 2001, were presented to the Board for their review and approval. Mr. Lahr moved to approve the bills as presented. Mr. Kelleher seconded the motion.

Vote: Mr. Breon – absent Mr. Kelleher – yes Mr. Lahr – yes

ENGINEER'S REPORT

Mr. Weikel went over the items that he has been reviewing on the Board's behalf during the last month.

Discussion was held concerning the Twelve Year Transportation Plan. The Board asked that Mr. Weikel prepare their list and submit it.

Discussion was also held on the Centre County Greenway.

ZONING OFFICER'S REPORT

Overlay District: Ms. McGowan noted that the Overlay District Ordinance should be ready for public hearing either August 20 or September 6. Mr. Kelleher moved to advertise for this hearing on one of these suggested meeting dates. Mr. Lahr seconded the motion.

Vote: Mr. Breon – absent Mr. Kelleher – yes Mr. Lahr – yes

Zoning Amendment for County Prison: Ms. McGowan noted that the Planning Commission discussed an amendment to the Zoning Ordinance to include "Governmental Uses". The Planning Commission decided against using this term because it is too broad and includes too many possible facilities.

PSU Windrow: It was noted that the Township has been contacted by contractors who are bidding on a Penn State project that includes the removal of the stump windrow that was placed along Fox Hill Road and Rock Road when the runway widening project took place. Ms. McGowan noted that she will be meeting with Brian Rodgers to view the area where the work is to take place.

OLD BUSINESS

Spring Township Agreement/Boundary Change: Table.

Patton Township/Benner Township Boundary: Table.

Chain Link Fence: Table.

SBWJA Sewerline Connection Waiver Requests: The list of residents who do not wish to connect to the sewerline at this time were discussed and decisions were as follows:

1. Maygar – 916 Spring Creek Road: It was noted that Mr. Houck had wrote a letter some time ago regarding this system being used only for a “fishing cabin” and not a permanent residence. Mr. Kelleher moved that this property must connect. Mr. Lahr seconded the motion.

Vote: Mr. Breon – absent Mr. Kelleher – yes Mr. Lahr – yes

2. Waite – 103 Benner Pike: Mr. Kelleher moved to waive the connection until a malfunction occurs. Mr. Lahr seconded the motion.

Vote: Mr. Breon – absent Mr. Kelleher – yes Mr. Lahr – yes

3. Progressive Motors – Benner Pike: Mr. Lahr moved to waive connection until any of the following circumstances occurs: 1) Malfunction occurs. 2) Existing use is expanded. 3) Property is developed further. Mr. Kelleher seconded the motion.

Vote: Mr. Breon – absent Mr. Kelleher – yes Mr. Lahr – yes

4. Locklin – 222 Fishburn Hill Road: Mr. Kelleher moved to waive connection until a malfunction occurs. Mr. Lahr seconded the motion.

Vote: Mr. Breon – absent Mr. Kelleher – yes Mr. Lahr – yes

5. Strouse – 528 Seibert Road: Mr. Lahr moved to waive connection until septic failure or the sell of property occurs. When the sell of property occurs both connections must be made. Mr. Kelleher seconded the motion.

Vote: Mr. Breon – absent Mr. Kelleher – yes Mr. Lahr – yes

6. Nevin Geiser, Jr. – Buffalo Run Road: A decision on this connection was tabled until the Board's next meeting on August 6.

Salt Shed Building Color: It was noted that no color was indicated for the sidewall of the salt shed. The Board decided to have Mr. Breon choose the color.

NEW BUSINESS

Resignation Letter of Helen Alters: The Board was in receipt of a letter from Helen Alters stating that she is resigning from the Spring Benner Walker Joint Authority. Mr. Lahr moved to accept Mrs. Alter's resignation. Mr. Kelleher seconded the motion.

Vote: Mr. Breon – absent Mr. Kelleher – yes Mr. Lahr – yes

Letter from PennDot Re: Buffalo Run Bridge Replacement Project: No comments.

Concrete Barriers: The board asked that a sketch where they are needed for the next meeting.

McGowan Subdivision Plan and Form “B” Planning Module: Mr. Lahr moved to forward the comment request form on the McGowan Subdivision letter to the County with the Spring Township Zoning Officer's comments attached. Mr. Kelleher seconded the motion.

Vote: Mr. Breon – absent Mr. Kelleher – yes Mr. Lahr – yes

Form "B": Mr. Lahr moved to approve the McGowan Subdivision Form "B" Sewage Planning Module. Mr. Kelleher seconded the motion.

Vote: Mr. Breon – absent Mr. Kelleher – yes Mr. Lahr – yes

Benner Pike Chiropractic Clinic Sewage Planning Exemption Card: Mr. Lahr moved to approve the Benner Pike Chiropractic Clinic sewage planning exemption card. Mr. Kelleher seconded the motion.

Vote: Mr. Breon – absent Mr. Kelleher – yes Mr. Lahr – yes

CORRESPONDENCE

The Board acknowledged receipt of the following correspondence:

1. Act 14 Notification from Fish & Boat Commission Re: discharge of fish hatchery propagation water into Logan Branch
2. PSATS Alert
3. County Commencement with Construction letter Re: PSU Test Track Land Development
4. Springs & Sinks Newsletter
5. Conservation District Comment Letter Re: E & S Plan for Buffalo Run Stream Restoration Demonstration
6. County Comment letter Re: Victorian Village Subdivision
7. Time Extensions for Burnham Farm Estates
8. Notice of the Spring Creek Watershed Commission Meeting 7/24/2001
9. 911 Addressing Project Status
10. SBWJA Minutes – June 25, 2001
11. HRG Comment letter Re: University Airport Parking Lot Paving
12. Burham Farm Estates Highway Occupancy Permit Status

ADJOURNMENT

The meeting was adjourned the time being 10:35 p.m.

Sharon Royer, Sec.