

**Benner Township Supervisors**  
**March 19, 2001**

The regularly scheduled meeting of the Benner Township Board of Supervisors was called to order at 7:30 p.m. by the Chairman, Richard Lahr with members Michael Kelleher and David Breon present. Also in attendance were Clair Stem, Bud Dover, Ben LaParne, John Sepp, Janos Koltay, Larry Jodon, Renee McGowan and John Eich.

**PERSONS TO ADDRESS THE BOARD**

Ben LaParne/Bud Dover: Mr. LaParne and Mr. Dover were present to discuss with the Board the road closures that are necessary to set beams for the I-99 bridge structures. Mr. LaParne stated that tentatively beginning on April 16, the contractor will begin 15-minute closures for a four-day period. Emergency vehicles will be able to access the Walnut Grove area at all times. In addition, arrangements have been made that should a major situation occur, access will be available through the PSU Research Park entrance. Mr. LaParne also noted that Rock Road will be closed again for a three-week period beginning on April 23.

Mr. LaParne stated that message boards will be put up, a notice will be published in the Centre Daily Times and a flyer will be mailed to the residents in the area.

Jon Eich: Mr. Eich from the Centre County Commissioners office was present to bring the Board up to date on the proposed new prison. Mr. Eich noted that to date the parcels that are being talked about is 1) a parcel between Benner Pike and Rishel Hill Road that is 27.42 acres in size out of the 44 acres that is located in this area for the prison and 2) a parcel next to the bowling alley 7.57 acres out of the 15.41 acres available for the fire training facility.

Discussion was held on what would need to be done in order to allow these projects to take place. It was discussed that Government Uses could be added as a conditional use in this zoning district. This item will be forwarded on to the Planning Commission for their review and recommendation.

Larry Jodon: Mr. Jodon was present to discuss his proposed preliminary plan for his property. Discussion was again held on what to do with Beezer Hill Road. Mr. Jodon noted that he would like to see the portion of his property that is zoned Village Commercial changed to C-2. Mr. Jodon noted that he would like to have senior housing duplexes built in the rear of the property with an assistant living complex in the front portion and businesses that would compliment these uses on the remaining land.

Mr. Kelleher moved to have Ms. McGowan check with the solicitor to see what would need to be done in order to close Beezer Hill Road with a cul-de-sac. Mr. Breon seconded the motion.

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

Mr. Kelleher moved to pass Mr. Jodon's rezoning request on to the Planning Commission for their review and recommendations. Mr. Lahr seconded the motion.

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

Stream Restoration Work: Table.

John Sepp/Janos Koltay: Mr. Sepp noted that his client would like to propose constructing condo units on the Fillmore Farms parcel instead of the module home park. The units would be 1,500-1,700 sq. feet in size with attached two car garages. The units would sell for approximately \$110,000 to \$150,000. A condo association would be created to handle all outside maintenance work. The plan currently is proposing approximately 350 units on the 103 acres. Mr. Sepp noted further that the Fillmore Farms plan called for 432 units.

Discussion was held as to what would need to take place in order for this plan to proceed further. Mr. Lahr moved to pass this zoning amendment request on to the Planning Commission for their review and recommendations. Mr. Kelleher seconded the motion.

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

Clair Stem: Mr. Stem asked the Board if they would come up and take a look at his driveway entrance. Mr. Kelleher noted that he would come up and see him later in the week.

## **MINUTES**

The minutes of March 5, 2001, were presented to the Board for their review and comments. Mr. Breon moved to approve the minutes with a few typographical corrections. Mr. Lahr seconded the motion.

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

## **BILLS**

The bills of March 19, 2001, were presented to the Board for their review and approval. It was noted that we are in receipt of an invoice from John Zimmerman in the amount of \$663.04 for the materials that his son Matt used to build the township boundary signs. Mr. Breon moved to approve the bills with addition of the check to John Zimmerman in the amount of \$663.04. Mr. Kelleher seconded the motion.

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

## **ENGINEER'S REPORT**

Mr. Weikel went over the plans and items that he has been reviewing on the Township's behalf.

Mr. Weikel noted that a meeting is scheduled for Tuesday to discuss the repairs for Seibert Road. The Board noted that they would like to see the base repaired and the entire road overlaid because of the extensive damage that has been done to the roadway from the sewerline installation.

## **ZONING OFFICER'S REPORT**

Ms. McGowan brought the Board up to date on the following items:

- a. Fullington Spill Containment – It was noted that the Fullington spill containment plan has been received should the Board wish to review it.
- b. PSU runway widening – Discussion was held on the letter that the Township received from Penn State regarding moving the lighting on the runway from 100' wide to 150' wide. The University inquired if conditional use hearing is required to do this. Ms. McGowan noted that she is requesting additional information from the University so that she can advise them correctly.
- c. Benner Pike Re-addressing-Discussion was held on the county's recommendation for re-addressing the Benner Pike. It was noted that under the current proposal all addresses in the Township would change. Mr.

Kelleher moved to send a letter to the County stating that they are not in favor of the current proposal because it would place an unfair monetary burden on the residents of the Township and ask that a less costly solution be sought. Mr. Breon seconded the motion.

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

d. Memo of Understanding for Benner Pike Chiropractic – Mr. Kelleher moved to approve and sign this memo of understanding. Mr. Breon seconded the motion.

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

e. Mattas Motors – Ms. McGowan noted that Mr. Mattas has contacted her inquiring permission to place a used car lot in the rear portion of the car wash where the tire place was located. She will be researching this request further.

f. Residential Garage – Ms. McGowan noted that she would like to construct a 24' X 60' residential garage on her property. The completed paperwork was given to the Board for their review. Ms. McGowan noted that the garage area staked out should they wish to go take a look.

## **OLD BUSINESS**

Spring Township Agreement/Boundary Change: Tabled. It was noted that we recently found out that this question can only be placed on the ballot on even numbered years.

Patton Township/Benner Township Boundary: Table.

Roadcrew Position: Applications are still being accepted until the end of the month.

Backstop Replacement: It was noted that the prices of the backstops are within a few dollars of each other. Mr. Lahr moved the order the backstop from whoever can get it here sooner. Mr. Breon seconded the motion.

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

Pavement Saw: Mr. Lahr moved to purchase the CS2 pavement saw from Bradco Supply at the cost of \$2,495. Mr. Kelleher seconded the motion.

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

## **NEW BUSINESS**

Larry Lingle- Car Damage Claim: The Board was in receipt of a letter from Larry Lingle (Purdue Mt. Road) asking for damage reimbursement for chip repairs that were made to his freshly painted car hood. Mr. Lingle states the damage occurred from screenings being spread by one of the Township's trucks on to his car. Discussion was held. The Board decided to forward this letter on to the insurance carrier.

ClearWater Conservancy Grant: Mr. Breon noted ClearWater Conservancy has been awarded an \$84,000 grant for restoration work along Spring Creek. Mr. Breon asked the Board if they had any locations to suggested as possible project areas.

Township Boundary Line Signs: It was noted that 5 boundary signs are left to be installed. The Board noted that they would have suggestions on locations for the next meeting.

## **CORRESPONDENCE**

The Board acknowledged receipt of the following correspondence:

1. CCAA Minutes – Feb. 8, 2001
2. SBWJA Minutes – Feb. 26, 2001
3. Centre Co. Planning Office Letters
  - a. Lot Addition Polymics
  - b. Graymont, Inc. Land Development
  - c. Phase 6A University Park Airport Land Development Plan time extension
  - d. Time Extensions
    1. Fillmore Road
    2. Hampton Hills
    3. Penn Skates
4. Information from Harris Township RE: South Central Centre County Transportation Study
5. Intermodal Transportation Center Committee meeting minutes/agenda
6. PSATS Alert
7. DEP letter Re: SEDA-COG E & S Plan
8. Vision 2020 information
9. SBWJA Earth Disturbance Inspection Report

## **ADJOURNMENT**

The meeting was adjourned the time being 11:15 p.m.

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Sharon Royer, Sec.

