

AT & T Conditional Use Request

October 1, 2001

The conditional use hearing for AT & T was tabled at the request of AT & T due to the fact at the present time they cannot meet the current setbacks as required in the Township's Ordinances.

Overlay District Ordinance Hearing

October 1, 2001

The Overlay District Ordinance Hearing was called to order at 7:30 p.m. by the Chairman, Richard Lahr with members Dave Breon and Michael Kelleher present. Also in attendance were Gerald Rogers, Ronnie Rogers, Dr. Gerald Clair, Susan Clair, Jon Eich, Clair Stem and Renee Swancer.

Gerald Rogers: Mr. Rogers questioned why the township still has the ¼ mile overlay zone on each side of the interchange when the other townships have lessened their requirements to 1/8 mile. Discussion was held. Mr. Breon explained the Rishel Hill interchange zone will end at the entrance into Penn Eagle Industrial Park.

Dr. Gerald Clair: Dr. Clair discussed the proposed 100' setback requirement. Dr. Clair expressed that the developer should be able to receive a tax credit for this 100 foot of setback area and that the area should be turned over to the Township, Centre Region or other agency. If no tax credit can be given, then he stated that he feels that this area should be purchased by the township or state at the same price the developer paid for it and turned over to the agency that purchases it.

Discussion was held on water and sewer needs for the Shiloh interchange area. Dr. Clair expressed that he feels the township should start discussions with UAJA and SBWJA about sewer service to this area.

Gerald Rogers: Mr. Rogers asked what in the ordinance has changed since the last time it was proposed for adoption.

Mrs. Swancer reported the following:

Section 6.2 On-premises sign. Remove the work "replaced" from "All signed proposed and installed (and replaced) within an Interchange Overlay Zone after the effective date of this Article shall conform to the standards set forth below, in addition to the regulations outlined in the *Benner Township Sign Ordinance No. 74 as amended*.

Definitions: Vehicle access is defined in the definition section.

Items the Planning Commission Discussed but did not change:

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| 1. Bike Storage Requirements | 2. ¼ mile versus 1/8 mile |
| 3. Tree preservation section | 4. 800 ft. separation for vehicle access |
| 5. Landscaping | 6. Slopes |

Vehicle access was defined as being a "permitted" access. No farm lanes.

911 Addressing: It was noted that the necessary changes have not yet been made, therefore no approvals can be given.

NEW BUSINESS

Bid Openings: Sealed bids were opened for the items:

Salt: The following bids were received:

International Salt	\$50.12/ton
American Rock Salt	\$45.71/ton
Eastern Salt	No Bid
Cargill Salt	\$44.34/ton

Mr. Lahr moved to award the salt bid to Cargill Salt, Inc. Mr. Kelleher seconded the motion.

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

Anti-Skid: The following bids were received:

	<u>FOB Plant</u>	<u>Delivery</u>
Glenn O. Hawbaker	\$4.55/ton	\$5.84/ton
Hanson Aggregates	\$4.60/ton	\$5.71/ton

Mr. Lahr moved to award the anti skid to the apparent low bidder for both categories. Mr. Breon seconded the motion.

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

Oil/Water Separator: Quotes were received for an oil/water separator for the municipal building. Quotes received were as follows:

Highland Tank - \$6,723.20
McTighe Industries - \$8,557.00

This item was tabled until confirmation was received on if the township must have three quotes or just have requested quotes from three companies.

Minor Subdivision Plan Daniel & Karen Shawley: The minor land development plan was received from Daniel & Karen Shawley. After the Board reviewed the plan, they noted that they didn't have any comments.

Multi-Municipal Task Force: The Board was in receipt of a resolution of support to join a Multi-Municipal Task Force to seek government funding for the purpose of updating the township's comprehensive plan. Mr. Kelleher moved to adopt Resolution 4-01. Mr. Lahr seconded the motion.

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

CORRESPONDENCE

The Board acknowledged receipt of the following correspondence:

1. Letter from county Re: Agricultural conservation Easements
2. County Letters
 - a. Time Extensions
 1. Victorian Village
 2. Burnham Farm Estates
3. Conservation District letters

- a. New Enterprise Stone & Lime Co.
 - b. A & L Inc.
 - c. Glenn O. Hawbaker
4. SCBWA water-level measurement Report
 5. One Source Sound Land Use Decision Workshop
 6. Letter from Dennis Hameister Re: Spring Creek Watershed Commission
 7. SBWJA September 10, 2001 minutes

NOTES

Liquid Calcium: Mr. Kelleher noted that the township has received a quote from JMG Enterprises for \$2,700 for a system to apply liquid calcium. The Board asked Mr. Kelleher to negotiate with JMG to see if the system can be rented to see if the purchase is warranted.

Budget Meetings: The Board is to forward their schedules to the secretary so the Budget meetings can be scheduled in the next several weeks.

Ag Security District: Dr. Clair asked that the Ag Security District information be reviewed to make sure everything is up to date.

Tom Walker Drainage: The board asked that Mr. Bernhard check out the apparent drainage problem that Mr. Walker is having the next time it rains to see if the problem is being created by the Township's roadway.

ADJOURNMENT

The meeting was adjourned the time 10:32 p.m.

Sharon Royer, Sec.