

Benner Township Supervisors
AT & T Wireless
September 17, 2001

The Conditional Use hearing for AT & T Wireless was called to order at 7:55 p.m. by the Chairman, Richard Lahr with members Dave Breon and Michael Kelleher present. Also in attendance were Allen Stevens, Larry Jodon, Doug Weikel, Jon Eich, Clair Stem, Tucker Lahr, Barbara Lahr and Renee Swancer.

Mr. Stevens, representing AT & T Wireless, explained that AT & T is requesting to extend their existing 100' tower to 180'. Mr. Stevens also noted that a lightning rod would also be placed atop of the 180' tower. The tower site is located on the property owned by Clair and Shirley Stem on Purdue Mt. Road. The Township on 10-16-89 approved the original 100' tower.

Mr. Stevens submitted to the Board the FAA determination and the Engineering Structural data. Mrs. Swancer noted that a letter will also be required from Rohn Industries, Inc., the manufacturer of the tower, on the tower's collapsibility.

The applicant acknowledged that they cannot meet current setback requirements and agreed to table their request until the proposed tower regulations were amended instead of withdrawing their application.

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September 17, 2001

The regularly scheduled meeting of the Benner Township Board of Supervisors was called to order at 8:10 p.m. by the Chairman, Richard Lahr with members Dave Breon and Michael Kelleher present. Also in attendance were Larry Jodon, Doug Weikel, Jon Eich, Clair Stem, Tucker Lahr, Barbara Lahr and Renee Swancer.

PERSONS TO ADDRESS THE BOARD

Rebecca Fite: Ms. Fite wasn't present.

Larry Jodon: Mr. Jodon was present to ask the Board to conditionally approve his Victorian Village Preliminary Plan. Mr. Jodon noted that he has minutes from the Bellefonte Borough meeting stating that they agreed to service his development with water. Discussion was held. Mr. Breon moved to conditionally approve the Victorian Village Preliminary Plan with the condition being that Bellefonte Borough supplies the development with water. Mr. Kelleher seconded the motion.

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

Tucker Lahr/Nextel Partners: Mr. Tucker Lahr was present to ask for clarification on what they need to do in order to receive a building permit to construct their tower on the Stem property. Mrs. Swancer noted that it appears as though the building permit application that Nextel has submitted does not meet the current ordinance setback requirements. Questions were raised by Mr. Tucker Lahr on whether or not they would be permitted to

place an antenna on the roof of their storage shed or the ground so that they could have their system up and running by October 1st. Mrs. Swancer noted that she would need to seek legal advice from the Township's attorney before she could answer Mr. Lahr's questions.

MINUTES

The minutes of September 6, 2001, were presented to the Board for their review and comments. Mr. Lahr moved to approve the minutes as presented to the Board. Mr. Breon seconded the motion.

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

BILLS

The bills of September 17, 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 – yes Mr. Kelleher – yes Mr. Lahr – yes

ENGINEER'S REPORT

Mr. Weikel was present to go over the various plans, etc. that he has been reviewing on behalf of the Township. Mr. Weikel noted that he has most of the information put together to place the footbridge for the park out for bids.

ZONING OFFICER'S REPORT

911 Address listing: It was noted that this listing is not yet complete for the Board to adopt. Questions were raised concerning Fillmore Road and the North and South designation. Mr. Lahr noted that he believes that the township has an agreement with Patton Township concerning the directional designation.

Tower Amendments: It was noted that the amendments to the tower regulations should be ready for public hearing at the Board's November 5th meeting.

Airport Action Committee: Mrs. Swancer noted that she sent a draft letter over to Mr. Finley to review prior to mailing out to adjoining airport property owners. It was noted further that that the letter will come from both the township and the University.

Bellefonte Airport Committee: It was noted that the Planning Commission is in receipt of a letter from Bellefonte Airport asking that a member of the Planning Commission to be appointed to sit on their Technical Committee.

OLD BUSINESS

Spring Township Agreement/Boundary Change: Tabled.

Patton Township/Benner Township Boundary: Tabled.

Spring/Benner/Walker Joint Authority Vacancy: Tabled.

The Board noted that they would like to see if the Authority would be able to hold a joint work session with them at the Benner Township Building on Tuesday, October 2nd at 7:30 p.m.

Paint for Salt Storage Shed: It was noted that the paint for the salt shed is a three-step process and is very expensive. Mr. Bernhard questioned whether or not the material that was used on the old salt storage building couldn't be used instead. Mr. Breon asked that the specifications on the product that Mr. Bernhard spoke of be gotten to see if it would work.

UAJA Zoning Amendment: The Board scheduled the hearing date of this zoning amendment for November 5th.

NEW BUSINESS

Drainage Problem (Darla Poorman/Janette Gilbert): It was noted that there is an on going stormwater drainage problem at the Poorman/Gilbert residence. The Board authorized Mr. Weikel to take a look at this problem with Mr. Bernhard during the next rainstorm to see if it is the township's responsibility to fix the problem or if it is something that the property owners will need to fix themselves.

Mt. Top Welding Road Bonding: The Board was in receipt of the road bonding information from Mt. Top Welding for Rock Road and Fox Hill Road. Mr. Kelleher moved to approve Road Bond 2001-02. Mr. Breon seconded the motion.

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

Building Generator: It was noted that the building's emergency generator is not working and hasn't for quite sometime. Several individuals have been in to take a look at the generator and have basically said that it can't be fixed. The Board asked that quotes for a new generator be gotten to see what kind of numbers we are looking at.

Centre Co. Prison Planning Team Representative: Discussion was held. Mr. Breon noted that he would serve as the township's representative on this committee.

CORRESPONDENCE

The Board acknowledged receipt of the following correspondence:

1. County Time Extensions
 - a. Fillmore Farms
 - b. Graymont
 - c. Hampton Hills
 - d. University Park Airport Land Development Plan
2. SBWJA Minutes of August 27, 2001
3. County Liquid Fuel notice for 2002
4. County Letters
 - a. Comment Letter for Gerald Corl Subdivision
 - b. Comment Letter Re: minor Land Development Plan ACURA-CUT
5. 911 Re-addressing Monthly update

NOTES

Mr. Kelleher noted that he would like the Township to order one load of "Sticky Salt" for the road crew to try this winter on intersections throughout the township.

ADJOURNMENT

The meeting was adjourned the time being 10:45 p.m.

Sharon Royer, Sec.