

SBA Conditional Use Hearing
June 17, 2002

The Conditional use hearing for SBA was called to order at 7:35 p.m. by the Chairman, Richard Lahr with members Dave Breon and John Elnitski, Jr. present. Also in attendance were Michael Evcic, Sherry Dawn Price, Paul Hartle, Ellen Hartle, Kathy Spicer, David Spicer, Clair Stem, Jon Eich, Stan Wallace, Doug Weikel, Larry Jodon, Renee Swancer, and John Gilkey.

Mr. Gilkey, representative of SBA, was present on behalf of Verizon Wireless who wishes to place two 4' long panels weighing approximately 10 pounds each on the Centre Communication Tower located on Purdue Mt.

Mr. Gilkey noted that a structure analysis was done and the tower was found to be structurally sound.

Ms. Swancer noted that Beatrice Jabco was in and noted that she has a concern in making sure that the omissions from the tower stay at safe levels.

The hearing was adjourned the time being 7:50 p.m. Mr. Lahr noted that the Board will render a decision on this request on July 1st.

Benner Township Supervisors
June 17, 2002

The regularly scheduled meeting of the Benner Township Board of Supervisors was called to order at 7:52 p.m. by the Chairman, Richard Lahr with members Dave Breon and John Elnitski, Jr. present. Also in attendance were Michael Evcic, Sherry Dawn Price, Paul Hartle, Ellen Hartle, Kathy Spicer, David Spicer, Clair Stem, Jon Eich, Stan Wallace, Doug Weikel, Larry Jodon, and Renee Swancer.

PERSONS TO ADDRESS THE BOARD

Stan Wallace/Kathy & Ernie Spicer: Mr. Wallace noted that the Spicers are present to seek advice from the Board on their expansion project. Mr. Wallace noted that the welding shop business started in 1978 and was expanded in 1988. The existing building is 60 X 40 and the Spicer's noted that they would like to build a 40 X 60 addition to it. It was noted that the

current building is a non-conforming use and is located in the AR1 District. Mrs. Swancer noted that non-conforming uses may only expand by 50%. Mr. Wallace asked the Board if they would consider rezoning a portion of the farm. The Board explained that if they rezoned this property it would be considered spot zoning and would not be permitted. Mrs. Swancer noted that the Spicers could file a variance request on the size of the building and the setbacks before the Zoning Hearing Board.

Executive Session:

Mr. Lahr noted that the Board held an executive session with the Centre County Board of Commissioners on June 6, 2002 from 3:00 p.m. to 4:30 p.m. at the Commissioner’s office to discuss possible litigation.

MINUTES

The minutes of June 3, 2002, were presented to the Board for their review and comments. Mr. Breon moved to approve the minutes as presented. Mr. Elnitski seconded the motion.

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

BILLS

The bills of June 17, 2002 were presented to the Board for their review and approval. Mr. Breon moved to approve the bills as presented. Mr. Lahr seconded the motion.

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

ENGINEER’S REPORT

Mr. Weikel went over his current monthly report of the items that he has been reviewing on the township’s behalf.

ZONING OFFICER’S REPORT

Mrs. Swancer noted that Leonard Ripka has applied for a setback variance to place a home on his non-conforming lot located along Seibert Road.

Centre Region COG: Mrs. Swancer stated that she met with Greg Mussey of the Centre Region Code Office and went over with the Board what services their office has to offer.

OLD BUSINESS

Spring Township Agreement/Boundary Change: Tabled until Spring Township has a chance to review the county mapping.

Patton Township/Benner Township Boundary: Tabled until Patton Township has a chance to review the county mapping.

Ordinance 82: It was noted that the Commissioners have received letters from Bellefonte Borough and Spring Benner Walker Joint Authority stating that they will be able to accept the sewage flows from the proposed County Prison and the Fire Training Facility. It was further noted that College Township Water Authority has stated that they are willing to provide water to the area and that the Benner Township Water Authority has given their approval to allow this water service to happen.

Mr. Lahr moved to approve the County's sewage planning module. Mr. Breon seconded the motion.

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

Mr. Lahr moved to adopt Ordinance 82 since the sewer and water issues have now been addressed. Mr. Breon seconded the motion.

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

Nittany Valley Joint Planning Commission: Mr. Breon noted that interviews were held with the firms that submitted proposals. The review board stated that they all feel that the figures are too high and are re-evaluating how some of the cost can be cut down.

Magyar: The Board reviewed the letter Mr. Lahr drafted in response to Mr. Bryant's latest letter. The Board agreed to send this letter.

Beezer Hill cul-de-sac: Much discussion was held on the proposal to cul-de-sac Beezer Hill Road. Ellen Hartle questioned how this proposal came about, why is this road to be closed off? Mr. Breon noted that discussion began on cul-de-sacing this road over two years ago because the intersection with the Benner Pike is not up to standards. Mrs. Hartle noted that she feels that closing the road will make the current conditions even more unsafe than they are by having her husband traveling with his farm equipment a longer

distance on the Benner Pike. Mrs. Price noted that she is afraid that traffic trying to use Beezer Hill road as a short cut will use the mobile home park streets to cut through. Mr. Evcic noted that he has similar concerns with his wife's State Farm business. Residents that were present asked if the roadway could be temporarily shut down to see what happens. No final conclusions were made. The Board noted that a hearing would need to be held before the roadway can be closed and that each of them would be notified. Mr. Lahr added that this subject will continue to be on the agenda and that they are welcome to attend all meetings.

Iron Kettle: It was noted that Mrs. Alters would like to send a letter to State College School District asking that the "Iron Kettle" be returned to Benner Township since the kettle originally belonged to Philip Benner and has historical significance to the Township. An agreement could be added that if the Bellefonte/State College football games were once again held the kettle would be given back for the competition. The Board was in agreement to make this request.

Malcolm Krape Minor Land Subdivision Plan: The Board reviewed the 2 lot Malcolm Krape Subdivision plan. The plan calls to have a two acre lot removed from the existing 32.063 acre parcel. After review, the Board noted that they did not have any comments on the plan.

Sharon Robbins Final Land Development Stormwater Management Ordinance Waiver: The Board received a request for a waiver from the Stormwater Management Ordinance for the Sharon Robbins Land Development Plan. Mr. Weikel noted that he has reviewed the waiver request and recommends approval of it. Mr. Lahr moved to approve the waiver upon the recommendation of the Township Engineer. Mr. Elnitski seconded the motion.

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

CORRESPONDENCE

The Board acknowledged receipt of the following correspondence:

1. SBWJA May 13 & 28, 2002 minutes
2. State Correctional Institution at Rockview Title V Permit Renewal Application Notice
3. Centre County Planning Commission Correspondence
 - a. Commonwealth of PA subdivision proposal for Centre Co. correctional Facility
 - b. Graymont Land Development - time extension

- c. Hampton Hills - time extension
 - d. Centre County Mutual Fire Insurance Co. - time extension
 - e. Fillmore Farms - time extension
 - f. Burnham Farm Estates Commercial Properties Final Plan
4. Centre County Conservation District letters
 - a. A & L Earth Disturbance Report
 - b. Robbins Septic Service Inspection Report
 5. Letter from County Planning Re: PA Growing Greener Program
 6. Letter sent to College Twp. Water Authority from BTWA
 7. Letter from Centre Regional Planning Agency Re: Transportation Enhancement Program
 8. Update on Centre Co. Regional Fire Training Site Planning Committee from J. Steff
 9. Copy of letter sent to Centre Co. Commissioners from CTWA letter of intent for water service
 10. Letter from H.O. Smith & Sons, Inc. Re: CTWA

NOTES

537 Plan: Mr. Weikel noted that Mr. Book is handling the 537 Plan and that he really doesn't know about what is going on.

Bellefonte Lime/Graymont Appeal: Mr. Lahr moved to have the DEP appeal to the permit dropped and to do nothing with the pending court cases. Mr. Elnitski seconded the motion.

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

Swancer Building Permit: Mrs. Swancer noted that she would like a permit to place a 14' X 67' addition on to her mobile home. Discussion was held. The Board noted that they would discuss the permit at the next meeting.

ADJOURNMENT

The meeting was adjourned the time being 10:37 p.m.

Sharon Royer, Sec.