

Benner Township Supervisors  
Fire Training Facility Conditional Use Hearing  
August 2, 2004

The conditional use hearing for the Centre County Fire Training Facility was called to order at 7:30 p.m. by the Chairman, Dave Breon with members John Elnitski, Jr. and James Swartzell present. Also in attendance were Sam Ross, Randy Rockey, Manson Neely, Brian Rogers, Tom Kulakowski, Travis Crilly, and Renee Swancer.

Mr. Elnitski noted that they are trying to schedule the tour of the Lewistown and Lancaster training sites on August 27. Discussions were held on "A" system burnings verses "B" system burnings.

The hearing was adjourned the time being 7:37 p.m.

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Sharon Royer, Sec.

Benner Township Supervisors  
Pennsylvania State University/University Park Airport  
Hangar Units  
August 2, 2004

The conditional use hearing for the University Park Airport Hangar Units was called to order at 7:39 p.m. by the Chairman, Dave Breon with members John Elnitski, Jr. and James Swartzell present. Also in attendance were Sam Ross, Randy Rockey, Manson Neely, Brian Rodgers, Tom Kulakowski, Travis Crilly, and Renee Swancer.

Mr. Rogers noted that Penn State wishes to construct five (5) 10 unit nested T-hangars. The hangar footprint of each 10 unit nested T-hangar is approximately 231' X 52'. Each individual unit will have basic electric for lighting, 41' - 6" X 12' electric bi-fold door, full floor to ceiling metal partitions and a concrete floor. One or two of the sections will be used for storage only. Mr. Rodgers noted that they anticipate the hangars to be completed Summer/Fall of 2005.

Questions were asked when the old hangars that the new hangars are replacing will be torn down. Mr. Rodgers noted that the time line has not been established and isn't planned to be done until other funding becomes available.

The Board tabled the hearing until the next scheduled meeting of August 16, 2004. The time was 7:55 p.m.

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Sharon Royer, Sec.

Benner Township Supervisors  
Pennsylvania State University/University Park Airport  
Snow Equipment Storage Building  
August 2, 2004

The conditional use hearing for the Snow Equipment Storage Building at the University Park Airport was called to order at 7:57 p.m. by the Chairman, Dave Breon with members John Elnitski, Jr. and James Swartzell present. Also in attendance were Sam Ross, Randy Rockey, Manson Neely, Brian Rodgers, Tom Kulakowski, Travis Crilly, and Renee Swancer.

Mr. Rodgers noted that Penn State would like to construct a 140' X 60' pre-engineered steel building with a masonry foundation, a concrete apron and a bituminous drive that will be used to store snow equipment. The building will be constructed on the east side of the fuel farm. The building will be used for storage. No maintenance will be conducted inside the building. The building will be heated and will have water but won't have a restroom. They are looking to start construction in the Spring of 2005.

The hearing was adjourned the time being 8:10 p.m.

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Sharon Royer, Sec.

Benner Township Supervisors  
August 2, 2004

The regularly scheduled meeting was called to order at 8:12 p.m. by the Chairman, Dave Breon with members John Elnitski, Jr. and James Swartzell present. Also in attendance were Sam Ross, Randy Rockey, Manson Neely, Brian Rodgers, Tom Kulakowski, Travis Crilly, and Renee Swancer.

**PERSONS TO ADDRESS THE BOARD**

Tom Kulakowski: Mr. Kulakowski was present to discuss his proposed Opequon Hill Subdivision. It was noted that there are 15 acres in the back of the development that will be unusable for home sites and was wondering if the Township would want the property for open space. He noted further that there is also approximately 6 ½ acres in the front section that he would also be in agreement to give to the township. Discussion was held. The Board noted that they would be willing to accept a deed of dedication for these properties.

*Grove Property:* Mr. Kulakowski noted that he currently has an option to buy the Grove Property that surrounds the township grounds. He is proposing to build approximately 450 units on the property. Mr. Kulakowski noted that he is currently exploring the possibility of serving the property with water from the Alexander Well Field and extending the sewer lines to the property. He noted further that he is planning to attend the Benner Township Water Authority's next meeting to discuss his proposal.

Paradise Hill Subdivision: Mrs. Swancer noted that there are a few minor items that need to be complete with the subdivision, therefore, the developers are presenting surety in the amount of \$1,650.00 that has been recommended by the Township Engineer. Mr. Elnitski moved to approve the surety package. Mr. Swartzell seconded the motion.

Vote: Mr. Swartzell - yes      Mr. Elnitski - yes      Mr. Breon - yes

Paradise Hill Plan for signatures: Mrs. Swancer noted that with the surety package approved, that the plan is ready for signatures. Mr. Swartzell moved to approve the plan. Mr. Elnitski seconded the motion.

Vote: Mr. Swartzell - yes      Mr. Elnitski - yes      Mr. Breon - yes

Sam Ross: Mr. Ross was present to see what he could do in order to have horses on his property. He noted that he owns 4.131 acres and would like to have two horses on his property. Discussion was held. The Board told Mr. Ross that he should do some research to prove to the Board why the regulations should be changed from 5 acres to something less.

## **MINUTES**

The minutes of July 19, 2004, were presented to the Board for their review and comments. Mr. Swartzell moved to approve the minutes as amended.

Mr. Elnitski seconded the motion.

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

## **BILLS**

The bills of August 2, 2004, were presented to the Board for their review and approval. Mr. Swartzell moved to approve the bills as presented. Mr. Elnitski seconded the motion.

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

## **ZONING OFFICER'S REPORT**

Mrs. Swancer updated the Board on the items that she has been dealing with. It was noted that the hearing for the Thomas Zoning Hearing Board appeal will be heard by the judge this week. Discussions were held on the Comprehensive Plan. Discussions were also held concerning the changes that were made to the Building Code.

*PSU Manure Storage:* Mrs. Swancer updated the Board on the status of Penn State's Manure Storage pad. It was noted that a stormwater review will need to be completed. Mr. Breon moved to send Penn State a violation notice for proceeding without zoning permit. Mr. Elnitski seconded the motion.

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

## **OLD BUSINESS**

Spring Township Agreement/Boundary Change: This item continues to be tabled.

Patton Township/Benner Township Boundary: This item continues to be tabled.

Beezer Hill Road Closure: This item continues to be tabled.

Zoning Amendment Re: Small Animal Crematorium: This item continues to be tabled.

Parking Lot Paving: Tabled.

Centre County Hazard Mitigation Plan: The secretary noted that she attended a meeting at the County today regarding this plan. It was noted that the County is preparing the plan. If the township decides to participate with the county, the plan will include certain sections dealing with the township and therefore the township won't be required to do its own plan. Mr. Elnitski moved to participate with the county in their plan. Mr. Breon seconded the motion.

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

Purdue Mt. Road Bonding Release: It was noted that the logging firm that has a small section of Purdue Mt. bonding is completed with his hauling and would like to be released from his bond. A final inspection was made by the engineer and roadmaster and they have determined that the bond may be released. Mr. Elnitski moved to release the bond. Mr. Swartzell seconded the motion.

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

Pyrite Contamination: The Board noted that they want a letter sent to PennDot regarding the Pyrite contamination. The Board asked that a copy of the letter that Ferguson Township sent to PennDot be obtained. A copy of the letter should also be sent to Corman and Hanna.

#### NEW BUSINESS

Line Painting Quotes: The Board received the following quotes for line painting the township roads this year:

Ross Industries: \$3,474.00

Kennedy Line Striping, Inc.: \$5,349.96

Alpha Space Control: No Bid

Mr. Elnitski moved to award the line 2004 painting bid to Ross Industries.  
Mr. Breon seconded the motion.

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

Mr. Breon moved to have a double yellow line painted on Seibert Road if the roadway meets the requirements to have it done. Mr. Elnitski seconded the motion.

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

## **CORRESPONDENCE**

The Board acknowledged receipt of the following correspondence:

1. Notice of Rails to Trails Meetings
2. Letter from Principal Financial Group RE: Act 81
3. SBWJA Minutes – July 12, 2004
4. Letter from Centre County Library
5. Copy of letter that Benninghoff sent to Rendall Re: release of funds for fire training facility
6. Time Extensions
  - a. Restek Distribution Warehouse
  - b. Central Counties Youth Center
7. ELA Group Re: Act 14 Notification Re: Opequon Hill Subdivision
8. Conservation District Reports
  - a. Centre Co. Prison Project
  - b. Centre Co. Prison Fill Site
9. US Filter water level survey report RE: SCBWA Alexander site
10. I-99 Drainage Report Update

## **NOTES**

*Water Authority:* The Secretary noted to the Board that the Water Authority has yet to file their 2003 audit report to the state. Discussion was held.

*Craig Lahr:* It was noted that Craig Lahr volunteered over 60 hours of his time for the Summer Park & Recreation Program. The Summer Park & Recreation Director is asking if the Board could give Craig a token of appreciation gift for all of his donated hours. Mr. Breon moved to purchase a \$50 gift certificate from Dick's Sports Center for Craig Lahr. Mr. Swartzell seconded the motion.

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

*Seedling Trees:* Mr. Shamalla was present to ask the Board if he could purchase \$300 worth of seedling trees from Musser Forest to plant at the

park. Mr. Elnitski moved to approve this purchase. Mr. Shamalla seconded the motion.

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

**ADJOURNMENT**

The meeting was adjourned the time being 10:31 p.m.

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Sharon Royer, Sec.