

**Benner Township Supervisors
December 6, 2004**

The regularly scheduled meeting of the Benner Township Board of Supervisors 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 Thomas Eby, Todd Smith, Brad Karch, Elaine Mothes, Greg Shorten, John Sepp, and Renee Swancer.

PERSONS TO ADDRESS THE BOARD

Todd Smith - Opequon Hills: Mr. Smith went over the changes that were made to the Opequon Hills Subdivision. Some of the changes noted are that there are now 36 single family lots, 1 stormwater lot, 1 condo lot, 1 wooded lot and a well lot. The street has been made with a greater street curve as requested by the Township's Engineer. The development is now being connected to Reichenbaugh Drive. Bergamont Way has been made to have a 50' right of way and Thistle Lane is going to be a private lane. The Board questioned if the water from the community system will be extended to Phase III of the Crestview Development. Mr. Smith noted that he was unaware if the water is proposed to be extended or not. Mr. Elnitski moved to notify the county that the Board is satisfied with the changes and that they feel that the proposed changes are non-substantive to the previously submitted plan. Mr. Swartzell seconded the motion.

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

John Sepp Re: Harmon Property Sketch Plan: Mr. Sepp was present to show the Board a copy of the rough sketch that they have prepared for the Harmon property along the Benner Pike. In order for the sketch plan to work as proposed, it would require a rezoning of a strip of property that is 2.6 acres in size from C-2 to R-3. The Board reviewed the request with what was discussed in the Nittany Valley Joint Comprehensive Plan. The Board noted that should such a request be formally requested that it would most likely fall within what was outlined in the Comprehensive Plan.

Fillmore Farms Now Known as "The Village of Nittany Glen": Mr. Sepp went over the changes that are being proposed to the plans for The Village of Nittany Glen development. It was noted that the development will now be constructed to comply with the township's Stormwater Ordinance. The Phasing Plan for the development has also been changed. Ms. Mothes showed

the Board photos of another community that they manage. Mr. Swartzell moved to inform the County Planning Office that the Board feels that the changes as presented represent non-substantive changes. Mr. Elnitski seconded the motion.

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

Tom Eby – Benner Township Water Authority: Mr. Eby noted that the Authority has Jason Wert from HRG looking into what the feasibility is to run water to the Grove property and to see if it is feasible for the Authority to take over the Opequon/Hampton Hills water system.

MINUTES

The minutes of November 15, 2004 were presented to the Board for their review and comments. Mr. Elnitski moved to approve the minutes as presented. Mr. Swartzell seconded the motion.

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

BILLS

The bills of December 6, 2004, were presented to the Board for their review and approval. Mr. Elnitski moved to approve the bills as presented. Mr. Breon seconded the motion.

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

ZONING OFFICER'S REPORT

Airport Park Phase 7: It was noted that this plan is ready for the Planning Commission's signatures.

Centre County Fire Training Facility: It was noted that the Committee is asking for information as to where the monitoring well for the site should be located. The Board noted that they will be looking for a recommendation from a hydrogeologist.

Manure Storage: Mrs. Swancer noted that it is her understanding that DEP is now reviewing the documents relative to this project.

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.

Parking Lot Paving: Tabled.

Adelphia Franchise Fee Agreement Renewal: This item remains tabled until a renewal agreement is reached.

Penn Recycling Road Bond: It was noted that the Board is in receipt of a letter from HRG that Penn Recycling may now be released from their road bond. Mr. Elnitski moved to release the road bond for Penn Recycling. Mr. Swartzell seconded the motion.

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

Nittany Valley Joint Planning Commission Implementation Agreement: Mr. Breon briefly went over the draft of the implementation agreement with the Board. Mr. Elnitski moved to go with the option of the entire group having one attorney prepare, review and advertise the agreement jointly sharing the fee equally. Mr. Swartzell seconded the motion.

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

2005 Budget: It was noted that the proposed 2005 budget has been advertisement and that no public comments were received. Mr. Elnitski moved to approve the 2005 budget as prepared. Mr. Breon seconded the motion.

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

NEW BUSINESS

Airport Park Planning Module: The Airport Park Planning Module was presented to the Board for their review and approval. Mr. Swartzell moved to approve the Planning Module (Resolution 04-14) as presented. Mr. Elnitski seconded the motion.

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

Sewage Complaint for 1049 Roopsburg Road: Mr. Elnitski moved to forward this complaint on to the Sewage Enforcement Officer for his review and action. Mr. Breon seconded the motion.

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

NPDES Permit Notification for Richard Fiore, Sr.: The Board acknowledged receipt of this notification.

Insurance Quote: This was tabled until we receive notice from our current company.

Spring Creek Watershed Commission: Mr. Breon noted that the Centre County Commissioners have decided to disband the Spring Creek Watershed Commission effective in January. Mr. Breon asked the Board if they would complete a brief survey and return it at the next meeting. He noted that he would also like the Planning Commission to jointly complete a survey.

Shiloh Road Study Memo of Understanding: This item was tabled until the Board has ample time to review this document.

CORRESPONDENCE

The Board acknowledged receipt of the following correspondence:

1. Thank you letter from Centre County Library for contribution
2. County Time Extension Notices
 - a. Benner Pike Chiropractic Land Development
 - b. Fillmore Farms Phase I
 - c. Centre County Prison Land Development
 - d. Graymont Preliminary Plan
 - e. Centre Co. Fire & Emergency Training Facility
3. PSATS General Assembly Update
4. SBWJA Minutes of November 8, 2004
5. County Comment letter for Preliminary Plan for Airport Park Subdivision Phases 2, 3 & 4
6. Thank you letter from Pleasant Gap Fire Co. for yearly contribution
7. SBWJA response letter to Mike Gruendler re: request for sewer capacity

ADJOURNMENT

The meeting was adjourned the time being 9:25 p.m.

Sharon Royer, Sec.

