

Benner Township Supervisors
Fire Training Facility Conditional Use Hearing
July 19, 2004

The conditional use hearing 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 Doug Weikel, Matt Harlow, Manson Neely and Renee Swancer.

Mr. Breon went over potential conditions that he would like to have added to the decision. Discussion was held.

It was noted that Mr. Schreffler did call and that he is trying to come up with alternative dates for the Board to visit a fire training facility while a burn is occurring.

It was noted that this hearing will be continued at a later date.

The hearing was adjourned the time being 7:50 p.m.

Sharon Royer, Sec.

Benner Township Supervisors
July 19, 2004

The regularly scheduled meeting of the Benner Township Board of Supervisors was called to order at 7:52 p.m. by the Chairman, Dave Breon with members John Elnitski, Jr. and James Swartzell present. Also in attendance were Doug Weikel, Matt Harlow, Manson Neely and Renee Swancer.

PERSONS TO ADDRESS THE BOARD

Matthew Harlow/ELA Group/Amberleigh Residential Community Concept Plan: Mr. Harlow was present to show the Board a concept plan for the property that was once referred to as Victorian Village. It was noted that this plan would entail the purchase of Lots 2 and 4-8. Half of the project would be located in Benner Township and the other half would be located in Spring Township. There will be around 240 to 250 units total that include single-family homes and townhouses. It was noted that the properties will be sold fee simple.

Rachel Irvin: Ms. Irvin asked to be on the agenda to discuss a stormwater issue she has been having but hasn't shown up.

MINUTES

The minutes of July 1, 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 July 19, 2004 were presented to the Board for their review and approval. Mr. Elnitski moved to approve the bills as presented. Mr. Swartzell seconded the motion.

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

ENGINEER'S REPORT

Mr. Weikel was present to go over the items that he has been reviewing on behalf of the Board.

ZONING OFFICER'S REPORT

Mrs. Swancer updated the Board on the items that she has been addressing.

Mrs. Swancer noted that she recently found out that the Penn State Ag Department has plans to build an one acre area to store cow manure on off of Seibert Road. Mr. Kauffman is to be getting back in touch with her regarding more information on what they are planning to do. It was noted that they will probably have to do something to comply with the stormwater ordinance.

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.

Proposal for Engineering Services for Fox Hill Road Bike Way: Discussion was held. Mr. Breon moved to return the grant due to concerns that the lane may need to be removed due to airport expansions and due to the increased cost estimates that have been received. Mr. Elnitski seconded the motion.

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

Parking Lot Paving: Mr. Elnitski moved to authorize Mr. Weikel to take a look at the township grounds to see what we could do to eliminate some of the stormwater runoff from the property. Mr. Swartzell seconded the motion.

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

Snow Blower: It was noted that the road crew has continued to check for a used snow blower but hasn't be able to find one in better shape or at the cost like the one they can purchase from Lewisburg Borough. Mr. Elnitski moved to purchase the 1988 snow blower from Lewisburg Borough. Mr. Swartzell seconded the motion.

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

Nittany Valley Joint Planning Commission: Mr. Breon updated the Board on the status of the Nittany Valley Joint Comprehensive Plan. Mr. Breon noted that there has been some talk about Walker and maybe Marion Township pulling out of the Plan.

Governor's Center for Local Government Services-Police Survey: Mr. Elnitski noted that he attended the work session that was held at the Bellefonte Borough Office. The synopsis of the meeting was that the Governor's Center felt that based on the information that was received by the participants, a study could be done.

Spicer Welding Expansion: Discussion was held regarding Spicer Welding wanting to expand their business. It was noted that under the current ordinance non-conforming uses may only expand by 50% of the use's original foot print. Mr. Elnitski moved to contact Attorney Weiss to see if he is aware of any cases, etc. where an exception can be made to non-conforming use expansions. Mr. Swartzell seconded the motion.

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

NEW BUSINESS

Centre County Hazard Mitigation Plan: Discussion was held regarding what the County is requesting. The Board asked that further clarification be received prior to completing and appointing a person to this sit on this Board.

CORRESPONDENCE

The Board acknowledged receipt of the following correspondence:

1. Conservation District Reports
 - a. Paradise Hills
 - b. Benner Chiropractic
 - c. Centre Co. Mutual Fire Insurance Co.
2. Notice of Act 205 Amendment
3. Development of Regional Significance Ordinance from Commissioners
4. SBWJA June 28, 2004 minutes
5. PSATS notice RE: UCC Changes
6. HRG Comment letter RE: Hampton Hills Surety Reduction
7. Letter from Jake Corman Re: House Bill 2330

NOTES

Pyritic Rock/I-99 Construction: Mr. Swartzell reported that Ferguson Township hasn't adopted a resolution or an ordinance but has sent Penn Dot a letter stating that they expect Penn Dot to be responsible should any contamination take place due to the work that they have done. Mr. Breon moved to contact Attorney French to see if there is anything that the Township should do to protect itself if the contamination gets within the Township's boundaries. Mr. Elnitski seconded the motion.

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

ADJOURNMENT

The meeting was adjourned the time being 10:05 p.m.

Sharon Royer, Sec.