

Benner Township Supervisors  
Centre County Fire Training Facility Conditional Use  
June 7, 2004

The 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 Warren Miller, Gordon Repine, Joe Carey, Ed Gallas and Renee Swancer. Action on this item is tabled until site visits can be made to active training facilities. The hearing was adjourned the time being 7:32 p.m.

Benner Township Supervisors  
Ordinance 88 Hearing  
June 7, 2004

The hearing for proposed Ordinance 88 was called to order at 7:33 p.m. by the Chairman, Dave Breon with members John Elnitski, Jr. and James Swartzell present. Also in attendance were Warren Miller, Gordon Repine, Joe Carey, Ed Gallas and Renee Swancer.

Proposed ordinance 88 deals with the Township's decision to opt in to the State wide building code. Discussion was held. No one present had any comments. Mr. Elnitski moved to adopt Ordinance 88, as presented, in which the Township will adopt and enforce the Uniform Construction Code. Mr. Breon seconded the motion.

Vote: Mr. Swartzell - yes      Mr. Elnitski - yes      Mr. Breon - yes  
The hearing was adjourned the time being 7:39 p.m.

Benner Township Supervisors  
Ordinance 87 Hearing  
June 7, 2004

The hearing for proposed Ordinance 87 was called to order at 7:40 p.m. by the Chairman, Dave Breon with members John Elnitski, Jr. and James Swartzell present. Also in attendance were Warren Miller, Gordon Repine, Joe Carey, Ed Gallas and Renee Swancer.

Proposed Ordinance 87 would amend Benner Township's Zoning Ordinance 70 by allowing valet parking facilities as a conditional use in the campus industrial zoning district. No one in attendance had any questions or

objections. Mr. Elnitski moved to adopt Ordinance 87 as presented. Mr. Swartzell seconded the motion.

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

The hearing was adjourned the time being 7:45 p.m.

Benner Township Supervisors

June 7, 2004

The regularly scheduled meeting of the Benner Township Board of Supervisors was called to order at 7:46 p.m. by the Chairman, Dave Breon with members John Elnitski, Jr. and James Swartzell present. Also in attendance were Warren Miller, Gordon Repine, Joe Carey, Ed Gallas and Renee Swancer.

PERSONS TO ADDRESS THE BOARD

Warren Miller: Mr. Miller noted that they are having problems with stormwater inflow into their sewage collection systems. Mr. Miller stated that he believes that some of this problem is resulting from people pumping water from sump pumps and down spouting into the sewer system. Mr. Miller noted that for now the Authority is instituting a policy that when a home comes up for sale that they will require an inspection to make sure that the sump pumps and spouting are not hooked into the system. If it is found out that they are, the homeowner will be made to pay a surcharge and have them disconnected.

*East Nittany Valley Joint Authority:* Mr. Miller noted that the Board members of the East Nittany Valley Joint Authority that is located in lower Walker Township and Lamar area has asked for assistance from SBWJA. The Authority has 50 miles of pipes and around 1,700 customers. They have been going through some difficult times with staff and getting routine maintenance done. Mr. Miller noted that they are charging the Authority their established rental rate for the work that they are doing for them.

Gordon Repine: Mr. Repine noted that he is still looking at a lot in the Burnham Farm subdivision. Mr. Repine noted that he plans to have 95% of his business in retail and the remaining 5% doing custom work. Mr. Repine noted that his definition of custom work is anything that a customer will wait on. Mr. Repine noted that examples of this type of work are cutting keys, mixing paint, cut a custom counter top, etc. The Board noted that they

would still like to have a letter to keep on file that this is Mr. Repine's intentions. Mr. Elnitski noted that he would review the wording once Mr. Repine has completed his letter. It was noted that the Township would probably be adopting a new zoning ordinance within the next year and encourage Mr. Repine to attend those meetings and give input.

Rockview Update: The Board noted that the Department of General Services is interested in selling approximately 300 acres of the Rockview Property. The Board noted that they noted that this would create problems with the proposed Joint Comprehensive Plan and may also create problems with the utilities in the area. DGS noted that the only way they can look into these problems and how they may be solved is to list the property as surplus. Once the ground is listed as surplus, money can be expended to look into seeing how and if this property is marketable. Proposed language was presented to the Board as an attachment for the property to be listed as surplus. Mr. Elnitski moved to approve the language as amended by the Board. Mr. Breon seconded the motion.

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

#### MINUTES

The minutes of May 17, 2004 were presented to the Board for their review and comments. Mr. Breon moved to approve the minutes as amended on page 2. Mr. Swartzell seconded the motion.

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

#### BILLS

The bills of June 7, 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

Hampton Hills: It was noted that Mr. Glantz is asking for a surety reduction but we have not received the report back from Mr. Weikel yet.

Jodon Property: It was noted that a new developer is inquiring about developing the Jodon property. They are proposing to construct 163 townhouses and 79 single-family home lots.

Burn's Junk Yard: It was noted that Mr. Burns is cleaning up but that it is taking him awhile. Mrs. Swancer noted that she is keeping the pressure on him.

## **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: Tabled.

Code.SYS Code Consulting, Inc.: The contract for Code.SYS Code Consulting was reviewed by the Board. Mrs. Swancer noted that all the changes that they wanted to have made were made. Mr. Elnitski moved to approve the agreement with CodeSys Code Consulting. Mr. Breon seconded the motion.  
Vote: Mr. Swartzell - yes      Mr. Elnitski - yes      Mr. Breon - yes

Patron Parking Tax Ordinance: It was noted that this ordinance is scheduled for a public hearing at the July 1 meeting.

## **NEW BUSINESS**

UAJA/GIS: It was noted that UAJA is going to host a meeting with all the neighboring townships and utility providers in an effort to combine everyone's GIS information together in one program. At this time the township wouldn't have any information to contribute to the program.

County Board of Appeals for the UCC: The Board is in receipt of a notice that a county wide board of appeals for the UCC is being formed. The Board noted that they would be interested in joining this group. Some checking would need to be done to see if this can be done by Resolution.

James Stuart resignation: The Board is in receipt of a letter from James Stuart stating that he is resigning from the position of back up SEO for the township due to economic reasons. The Board asked that Warren Miller be contacted to see if he is interested in the position.

Glenn O. Hawbaker Road Bonding: It was noted that Hawbaker wishes to bond a sections of Seibert, Rock and Fox Hill Road. HRG and Mr. Bernhard did their inspection and set the bonding amount. All of the necessary paperwork has been completed and is ready for approval. Mr. Elnitski moved to approve Hawbaker's bond for Seibert, Rock and Fox Hill Roads. Mr. Breon seconded the motion.

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

Ron Miller Road Bonding: It was noted that the Millers who live at 1250 Rock Road are having Glenn O. Hawbaker deliver approximately 18 loads of topsoil to their property. The additional roadway that they will need to bond is from the intersection of Fox Hill Road down to their property. It was noted that an inspection has been done and that all of the necessary paperwork has been completed and is ready for approval. Mr. Elnitski moved to approve the Miller Road Bond. Mr. Breon seconded the motion.

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

Geisinger Health Plan: The contract renewal for the Employee Geisinger Health Plan was presented to the Board. After a review, Mr. Breon moved to approve and extend the contract for an additional year. Mr. Swartzell seconded the motion.

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

Walker's Storage Units Land Development Plan: The Land Development plan for the Walker Storage Unit was presented to the Board for their approval. Mrs. Swancer noted that all remaining outstanding items have been addressed and that the plan is ready for signatures. Mr. Swartzell moved to approve the Walker Land Development Plan. Mr. Elnitski seconded the motion.

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

Paving of parking lot/roadway to salt shed: A cost estimate was given to the Board to paving the remaining gravel parking lot as well as the gravel roadway to the salt shed and an area in front of the salt shed. Discussion was held about stormwater issues. The Board decided to table this item.

## **CORRESPONDENCE**

The Board acknowledged receipt of the following correspondence:

1. Pleasant Gap Volunteer Fireman's Relief Association Audit
2. Bankruptcy Court Notice of Judith Zimmerman
3. Copies of Stormwater Management and Maintenance Facility Easements
4. HRG Letters
  - a. Centre Co. Fire and Emergency Training Facility Preliminary Land Development Comments
  - b. SBWJA Litke Pump Station NPDES Storm Water Permit application notice
5. County Planning Letters
  - a. Minor Change approval for the Centre County Prison Facility
  - b. Benner Chiropractic - Time Extension
  - c. Centre Co. Mutual Fire Insurance - Time Extension
  - d. Fillmore Farms - Time Extension
  - e. Centre Co. Fire & Emergency Training Facility - Time Extension
  - f. Centre Co. Prison Land Development - Time Extension
  - g. Graymont Land Development - Time Extension
  - h. Paradise Hills Subdivision - Time Extension
6. SBWJA Minutes of May 10, 2004
7. Centre County Comprehensive Plan Update

## **ADJOURNMENT**

The meeting was adjourned the time being 9:55 p.m.

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Sharon Royer, Sec.