

Benner Township Supervisors
April 15, 2004

The rescheduled 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 Gordon Repine, Tom Kulakowski, Karl Raynar, Harry Burd, Edward Guenot and Renee Swancer.

PERSONS TO ADDRESS THE BOARD

Gordon Repine: Mr. Repine was present to discuss with the Board his plans to purchase Lot 1 of the Burnham Farm Estates to construct a retail store. Mr. Repine noted that he sells kitchen cabinets, floor coverings, counter tops, and wall coverings. Mr. Repine noted that he would have some tools on the site in order to cut an occasional counter top to the size that a customer may need. He noted that he does not manufacture custom cabinets. From time to time a customer may request that a special item such as a bench, etc. be made which will be constructed at their Centre Hall facility. Discussion was held. Mr. Elnitski stated that a document needs to be drawn up and signed by both the township and Mr. Repine so that no misunderstandings about what will take place on the site occur later on.

Tom Kulakowski/Edward Guenot: Mr. Kulakowski was present to go over with the Board the proposed Opequon Hill Subdivision. Mr. Kulakowski noted that originally he was proposing 37 semi-detached lots and 20 single-family lots. He has since spoken with the County Planning Commission which is recommending that the entire development be made into a condominium community. The development would then have 47 duplexes (94 "homes"). Discussion was held on the "community areas" that would be set aside in the subdivision. The Board noted that there is a large demand for soccer and baseball fields in the area and that the area coming into the development from Crestview Drive would make a nice location for one. Mr. Kulakowski noted that they will be having a well drilled within the next week. Depending upon the yield they receive, the well location may have to be moved. He noted further that there has been discussions taking place with Spring-Benner-Walker Joint Authority about taking the water system over as well as the system that is located in the Hampton Hills Subdivision making one system with two water sources. Mr. Kulakowski noted that he will continue to update the board when things begin to happen.

Harry Burd: Mr. Burd was present to give the Board an overview on the services the he is able to provide the township relative to the State Wide Building Code. Much discussion was held.

Karl Raynar: Mr. Raynar was present to give the Board an overview on the services that he is able to provide the township relative to the State Wide Building Code.

MINUTES

The minutes of April 5, 2004, were presented to the Board for their review and comments. Mr. Elnitski moved to approve the minutes as presented. Mr. Breon seconded the motion.

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

BILLS

The bills of April 15, 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

ZONING OFFICER'S REPORT

Building Code: Mr. Elnitski moved for the township to opt in to the State Wide Building Code and to hire a third party agency to do the inspections. Mr. Swartzell seconded the motion.

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

Mr. Swartzell moved to investigate the possibility of entering into a contract with HJB Code Consultants, Inc. to conduct the Township's third party inspections. Mr. Elnitski seconded the motion.

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

Animal Crematorium: It was noted that a pre-hearing meeting was scheduled to discuss the pending case. Mrs. Swancer gave the board a copy of the draft letter that is to be sent to Attorney Engle. The Board noted that they would review the draft letter and get back to her should they have any changes.

Mike Gardner: It was noted that Mike Gardner purchased a lot on Purdue Mt. Mrs. Swancer noted that currently there is a question as to where Mr. Gardner's property lines are and until that is figured out a driveway permit will not be issued.

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 Request from Barbush Family Partnership: This Ordinance is scheduled for public hearing on June 7th.

Victorian Village Surety Package Continuance: It was noted that all of the paperwork for the continuance for the surety package for the Victorian Village Subdivision has been received. Mr. Elnitski moved to approve the continuance package for Victorian Village. Mr. Swartzell seconded the motion.

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

Stormwater Easement Waiver Request-University Park Airport: A letter was received from Bryan Rodgers requesting a waiver from the University Park Airport in having to create stormwater easements. It was noted that this request will be sent to Mr. Weikel for a response.

Traffic Light for County Prison: It was noted that we received a phone call from Penn Dot that after checking with the permitting division it was discovered that the County could have applied for the permit for the traffic light in their own name and that it didn't have to be applied for by the Township.

Nittany Valley Joint Planning Commission: Mr. Breon noted that he relayed on to Mr. Fugate that the Board didn't have a problem changing the mapping

to reflect the current and existing land uses for the properties located along the Benner Pike.

Extended Warranty: Discussion was held concerning purchasing an extended warranty on the transmission for the new T-Tag truck. The Board decided that they would decline the warranty.

NEW BUSINESS

537 Reimbursement: The Board was given a draft letter to Department of Environmental Protection which authorizes Spring-Benner-Walker Joint Authority to apply for the reimbursement of funds that was used in the preparation of the 537 Update. Mr. Elnitski moved to approve and send this letter. Mr. Breon seconded the motion.

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

Alexander Rental Home along Fox Hill Road: Mr. Breon noted that there seems to be a large amount of garbage that has yet to be picked up since the tenants moved out of the Alexander rental home. Mrs. Swancer will follow up with the rental agency.

Restek Firework Training Session: Discussions were held concerning the incident that occurred at the Restek during the firework training session. It was noted that nowhere in the documents that the township was given did it state that they were expecting fires.

Centre County Airport Authority: Mr. Swartzell gave the Board an update on the Centre County Airport Authority meeting that he attended.

Shiloh Road Steering Committee Meeting: Mr. Swartzell updated the Board on the last Shiloh Road Steering Committee meeting that he attended.

CORRESPONDENCE

The Board acknowledged receipt of the following correspondence:

1. Letter from Centre County Mutual Fire Insurance Co. Re: Future land designations for Benner Pike Property
2. Letter from DEP Re: Martin/Weaver Sewage Planning
3. Conservation District Reports
 - a. Centre County Prison Fill Site
 - b. Centre County Prison Project

4. SBWJA Minutes of 3/8/04

ADJOURNMENT

The meeting was adjourned the time being 10:16 p.m.

Sharon Royer, Sec.