

**Avail Medical Conditional Use
April 21, 2003**

The continuation hearing for Avail Medical was called to order at 7:00 p.m. by the Chairman, Dave Breon with members John Elnitski, Jr. and Richard Lahr present. Also in attendance were Gary Richmond, Richard Williams Doug Weikel, Jon Eich, Gerald Rodgers, Larry Jodon, Clair Stem and Renee Swancer.

Mr. Richmond noted that he has checked into changing the color of the silos to match the existing color of their building and is agreeing to pay the extra money to do so.

Mr. Richmond also reported that he has made changes to the existing building to lower the dB levels at the property lines and is agreeing to maintain a dB level of no more than 62 at his property lines.

The hearing was closed at 7:20 p.m. with a decision to be rendered at the Board's next meeting to be held on May 5, 2003.

**Cellco Partnership Conditional Use Hearing
April 21, 2003**

The decision-rendering meeting for Cellco Partnership was called to order at 7:21 p.m. by the Chairman, Dave Breon with members John Elnitski, Jr. and Richard Lahr present. Also in attendance were Richard Williams, Doug Weikel, Jon Eich, Gerald Rodgers, Larry Jodon, Clair Stem and Renee Swancer.

Mr. Breon read the findings of facts and proposed conditions for Cellco Partnership. Mr. Lahr moved to approve the decision as read. Mr. Elnitski seconded the motion.

Vote: Mr. Lahr - yes

Mr. Elnitski - yes

Mr. Breon - yes

Benner Township Supervisors
April 21, 2003

The regularly scheduled meeting of the Benner Township Board of Supervisors was called to order at 7:45 p.m. by the Chairman, Dave Breon with members John Elnitski, Jr. and Richard Lahr present. Also in attendance were Doug Weikel, Jon Eich, Gerald Rodgers, Larry Jodon, Clair Stem, Rick Bair, Renee Swancer and Dick Henry.

PERSONS TO ADDRESS THE BOARD

John Eich: Mr. Eich was present to present the Conditional Use application for the new Centre County Prison. Mr. Lahr moved to pass the application on to the Township Planning Commission for their review and comments. Mr. Elnitski seconded the motion.

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

County Prison Memorandum of Understanding: Mr. Eich presented the Board with a copy of the memorandum of Understanding for the Centre County Prison Project. Mr. Lahr moved to approve the memorandum of understanding and affix signatures to it. Mr. Elnitski seconded the motion.

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

Larry Jodon: Mr. Jodon was present to go over and ask for approvals on several items associated with his Victorian Village Development.

Surety Agreement for Final Subdivision Plan for Victorian Village: Mr. Lahr moved to conditionally approve the surety agreement for the Final Subdivision Plan for Victorian Village based on the approval of the Benner Township Planning Commission. Mr. Elnitski seconded the motion.

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

Final Subdivision Plan for Victorian Village: Mr. Elnitski moved to conditionally approve the Subdivision Plan for Victorian Village based on the approval of the Benner Township Planning Commission. Mr. Lahr seconded the motion.

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

Preliminary Land Development Plan for Lot 5 of Victorian Village: Mr. Elnitski moved to conditionally approve the Preliminary Land Development Plan for Lot 5 of Victorian Village based on the approval of the Benner Township Planning Commission. Mr. Lahr seconded the motion.
Vote: Mr. Lahr – yes Mr. Elnitski – yes Mr. Breon – yes

Memorandum of Understanding - Final Land Development Plan for Lot 5 Victorian Village: Mr. Elnitski moved to approve and affix signatures on the Memorandum of Understanding for the Final Land Development Plan Lot 5 Victorian Village. Mr. Breon seconded the motion.
Vote: Mr. Lahr – yes Mr. Elnitski – yes Mr. Breon – yes

Rick Bair, CPA: Mr. Bair from ParenteRandolph was present to present the 2002 year-end audit to the Board. Mr. Lahr moved to accept the 2002-year end audit. Mr. Elnitski seconded the motion.
Vote: Mr. Lahr – yes Mr. Elnitski – yes Mr. Breon – yes

MINUTES

The minutes of April 3, 2003, were presented to the Board for their review and comments. Mr. Breon moved to approve the minutes as presented. Mr. Lahr seconded the motion.
Vote: Mr. Lahr – yes Mr. Elnitski – yes Mr. Breon – yes

BILLS

The bills of April 21, 2003, were presented to the Board for their review and approval. Mr. Lahr moved to approve the bills as presented. Mr. Elnitski seconded the motion.
Vote: Mr. Lahr – yes Mr. Elnitski – yes Mr. Breon – yes

ENGINEER'S REPORT

Mr. Weikel was present and went over the items that he is currently reviewing on the township's behalf. Discussion was held regarding incorporating requirements for traffic impact studies into the Zoning Ordinance.

ZONING OFFICER'S REPORT

Mrs. Swancer noted that she has received verbal complaints regarding junk vehicles on Purdue Mt. The complainant would not file a written report. The

Board indicated that Mrs. Swancer may investigate junk car issues without complaints being filed since the topic has been previously covered in the township newsletter.

OLD BUSINESS

Spring Township Agreement/Boundary Change: Tabled.

Patton Township/Benner Township Boundary: Tabled.

Beezer Hill Road Closing: Tabled.

Park & Rec. Director: The Board was asked to choose their top 4 candidates so that they may be contacted and interviews scheduled.

NEW BUSINESS

Roller Quote: It was noted that the township's roller is at Groff Equipment for repairs that they are estimating repairs to exceed \$2,000. Mr. Bernhard received a quote from Groff for a 1995 Bomag BW120AD at the cost \$5,300 with our roller as a trade. Mr. Lahr moved to approve the purchase of the 1995 Bomag roller at the cost of \$5,300 from Groff Equipment. Mr. Elnitski seconded the motion.

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

Fox Hill Road Bonding: It was noted that Glenn O. Hawbaker wishes to bond Fox Hill Road for 1.4 miles at the cost \$17,500. Mr. Breon moved to approve the road bond for Glenn O. Hawbaker. Mr. Elnitski seconded the motion.

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

Citizen's Bank: It was noted that at least for several of the Township accounts it would easier and more cost effective to have them moved to Citizen's Bank in Bellefonte. For instance, with the history fund account checks need to be mailed into PLI GET and some people are paying for their books with cash, which needs to be turned into a money order so it can then be mailed. Mr. Breon moved to allow the Secretary/ Treasurer to move the accounts to Citizens Bank that would make things easier and more cost effective. Mr. Elnitski seconded the motion.

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

CORRESPONDENCE

The Board acknowledged receipt of the following correspondence:

1. SCBWA Well Field measurement report
2. County Comment Letters
 - a. Final Plan Victorian Village
 - b. Lot Addition & Replot for Chad Dubin
3. Spring Creek Watershed Commission Meeting – 4/22 at 5:30 p.m.
4. State College Borough Water Authority Annual Report
5. NPDES permit application notice for Lynn Lee Farms
6. South Central Centre County Transportation Study Newsletter
7. Ralph Houck SEO report
8. Fox Hill Road Bike Lane Meeting Minutes
9. MS4 Application Acknowledgement letter
10. Pre-Construction Conference minutes Fillmore Road intersection

ADJOURNMENT

The meeting was adjourned the time being 9:50 p.m.

Sharon Royer, Sec.