

### **AVAIL MEDICAL CONDITIONAL USE**

The Avail Medical conditional use hearing was called to order at 7:30 p.m. by the Chairman, Dave Breon with member Richard Lahr present. Mr. Elnitski was absent. Also in attendance were Renee Swancer and Ralph Houck.

Mr. Breon read the proposed decision. The maximum decibel level was changed from 63 to 70 as permitted in the Noise Ordinance. Mr. Lahr moved to adopt the decision as amended. Mr. Breon seconded the motion.

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

### **Benner Township Supervisors May 5, 2003**

The regularly scheduled meeting of the Benner Township Board of Supervisors was called to order at 7:37 p.m. by the Chairman, Dave Breon with member Richard Lahr present. Mr. Elnitski was absent. Also in attendance were Renee Swancer and Ralph Houck.

### **PERSONS TO ADDRESS THE BOARD**

Ralph Houck: Mr. Houck was present to discuss with the Board the current locations that he is reviewing septic systems in the township. It was noted that the old Alexander house along Fox Hill Road is malfunctioning. The reality company that is managing the property is to be checking with Spring Benner Walker Joint Authority regarding hooking on to the sewer system otherwise it will need to be repaired with a sand mound.

Mr. Houck also noted that he hasn't heard anything further from Chad Dubin regarding the wrestling camp that he is proposing.

\*\*Mr. Elnitski is now present the time is 7:45 p.m.

### **MINUTES**

The minutes of April 21, 2003, were presented to the Board for their review and comments. Mr. Lahr moved to approve the minutes as presented. Mr. Elnitski seconded the motion.

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

## **BILLS**

The bills of May 5, 2003, were presented to the Board for their review and approval. Mr. Breon moved to approve the bills as presented to the Board. Mr. Elnitski seconded the motion.

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

## **ZONING OFFICER REPORT**

*Avis Car Rental:* It was noted that Avis Car Rental is proposing to place a valet parking lot in on a lot in the Airport Park Subdivision. Currently this use is not permitted in this district. Avis is asking the Board if they would be willing to consider amending the ordinance to allow the use that they are proposing. Discussion was held. The Board suggested that Avis file a zoning amendment request and follow the protocol that is outlined in the ordinance.

*Traffic Study Requirements:* Recommendations from Trans Associates for traffic impact studies have been received. The Board asked that this section be written and advertised for adoption to be included in the Zoning Ordinance.

*Car Complaints:* Mrs. Swancer noted that she has received several more junk car complaints and is investigating them.

## **OLD BUSINESS**

Spring Township Agreement/Boundary Change: Tabled.

Patton Township/Benner Township Boundary: Tabled.

Beezer Hill Road Closing: Tabled.

Park & Rec. Director: The Board selected four candidates that they would like to schedule for interviews. Dates and times were selected.

Centre County Airport Authority: The Board discussed correspondence that was received from Bellefonte Borough and Patton Township. Discussion was also held regarding conversations that Board members had with the Airport Authority's solicitor. The Board noted that they feel that the Authority should be made up of 9 members and not 11 like Mrs. Eisenstein has suggested.

## **NEW BUSINESS**

Emergency Management Plan: Mr. Wise was present to present to the Board the Township's revised Emergency Management Plan. Mr. Lahr moved to approve Resolution 03-2 adopting the Township's revised Emergency Management Plan. Mr. Elnitski seconded the motion.

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

Brian Book/537 Plan Update: Mr. Book was present and went over the 537 Plan Update that Spring Benner Walker Joint Authority is doing on the Township's behalf. Mr. Book noted that currently the only area that is being considered to be sewerred in the 0 to 5 year plan is the section along 550 between the Township Building and Lower Gyp Road that includes approximately 15 homes. It was noted that there aren't enough malfunctions along the upper section of Seibert Road nor in the Walnut Grove area to qualify for PennVest Funding. Mr. Book also noted that the plan is going to recommend that the Township create a septage management plan which will require all residents who have on-site septic systems to pump their tanks out every three to five years and pay a yearly fee to be determined by the Board. The recommended fee would range from \$50 to \$75 per year per property. Discussion was held on how this fee would be enforced and collected.

Orchard Creek Partnership Surety Agreement: The new surety agreement for Hampton Hills was presented to the Board for their review and approval. It was noted that Mr. French has reviewed the documents and found them to be complete. Mr. Lahr moved to approve the surety agreement. Mr. Breon seconded the motion.

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

Scholarship Winners: The Board was in receipt of the applications for the Benner Township General Excellence Award and the Benner Township Athletic/Scholastic Participation Award. After reviewing the applications, the board chose Sara Waugh for the Athletic/Scholastic Award (there was no male applicants for this award) and Sara Waugh and Justin Houser for the General Excellence Award.

Roan-Comly Planning Module: The planning module for the one lot Roan-Comly subdivision was presented to the Board for their review and approval. Mrs. Swancer noted that all the necessary paperwork has been completed and that the module is ready for approval. Mr. Lahr moved to adopt Resolution 03-3. Mr. Breon seconded the motion.

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

## **CORRESPONDENCE**

The Board acknowledged receipt of the following correspondence:

1. SBWJA Minutes March 24, 2003 - April 14, 2003
2. Letter from Bellefonte Borough to PA DEP RE: Water to new jail
3. Penn Dot letter of notice to proceed on Fillmore Road intersection Project
4. Letter Penn Dot sent to R. Price stating that traffic speed reduction is not warranted on Benner Pike
5. Centre County Planning Commission Letters
  - a. Time Extensions
    1. Victorian Village Subdivision
    2. Victorian Village Lot 5 Land Development Plan
    3. Robinson Septic Service, Inc.
    4. Ray & Carol Walker Land Development
    5. PSU Test Track Land Development Plan
  - b. Comment letter for Final Land Development Plan of the Centre Prison Facility
6. South Central Centre County Transportation Study
7. Conservation District Notices
  - a. Gerald Clair
  - b. UAJA Stage 6 Modifications and additions
8. Copy of letter from Patton Township Re: Centre Co. Airport Authority
9. Copy of letter from Bellefonte Borough RE: Centre Co. Airport Authority
10. PSATS News Bulletin
11. Letter from HRG RE: 537 Plan surveys/Ralph Houck appreciation
12. HRG Comment letter for: Lot 5 Preliminary Plan Victorian Village

## **ADJOURNMENT**

The meeting was adjourned the time being 9:32 p.m.

---

Sharon Royer, Sec.