

Polymics Conditional Use Hearing
August 15, 2005

The conditional use hearing for Polymics was called to order at 7:30 p.m. by the Chairman, John Elnitski, Jr. with members James Swartzell and Dave Breon present. Also in attendance were Leo Hsieh, Lee Becker, Todd Smith, Chuck Thompson, Dave O'Connel and Tom Eby.

Mr. O'Connel noted that Polymics wishes to build an additional 10,000 sq. ft. building and construct additional 14 parking spaces on their property located at 2215 High Tech Road, State College in the Airport Park Subdivision. The building will be used as expanded space for research and development as well as the manufacturing of plastic resins and compression moldings, both uses are currently being done on the premises in their existing building.

It was noted that the Planning Commission has reviewed this request and recommended approval. The Board noted that they would have a decision drafted for adoption at their next regular meeting. The hearing was adjourned the time being 7:45 p.m.

Benner Township Supervisors
August 15, 2005

The regularly scheduled meeting of the Benner Township Board of Supervisors was called to order at 7:47 p.m. by the Chairman, John Elnitski, Jr. with members James Swartzell and Dave Breon present. Also in attendance were Todd Smith, Chuck Thompson, and Tom Eby.

Executive Session Notice: It was noted that the Board held an executive session on August 10, 2005, beginning at 1:00 lasting for approximately an hour at Senator Corman's office. All three Board members were in attendance to discuss possible litigation issues.

PERSONS TO ADDRESS THE BOARD

Dave O'Connel - Polymics Memorandum of Understanding: Mr. Elnitski moved to approve the memorandum of understanding for Polymics. Mr. Breon seconded the motion.

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

Chuck Thompson: Mr. Thompson was present to update the Board on the lot addition of Lot 17 and the replot of 18 RR into Lot 18 RRR. It was noted

that the Centre County Airport Authority plans to purchase a portion of this land for future use.

Todd Smith - ELA Group/Amberleigh Subdivision: Mr. Smith was present to ask the board to approve the preliminary plan for the Amberleigh Subdivision. It was noted that all the items have been addressed and that Mr. Weikel is recommending approval. Mr. Breon moved to approve the preliminary plan for the Amberleigh Subdivision. Mr. Swartzell seconded the motion.

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

It was noted that when Phase I of the Final Plan is presented, is when discussions will begin regarding the road closing of Valentine Hill Road.

Lot 83 Preliminary Plan Opequon Hill: Mr. Smith was present to present to the Board the Preliminary Plan for Lot 83 of the Opequon Hill Subdivision. It was noted that a total of 28 semi-detached dwellings will be constructed on Lot 83 that will be broken up into three phases. It was noted that all of the comments for the Lot 83 Preliminary Plan has been addressed. Mr. Swartzell moved to approve the Lot 83 Preliminary Plan. Mr. Elnitski seconded the motion.

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

Memo of Understanding for Lot 83 Final Plan: Mr. Swartzell moved to approve the memorandum of understanding for the Lot 83 Final Plan. Mr. Breon seconded the motion.

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

Grove Park Streets Standards Waiver: It was noted that the developer for Grove Park is requesting a waiver from the street standards ordinance requirement from a 26' Local cartway. The developer would like to construct a 22' cartway for the side streets with a sidewalk on one side and 24' cartway for the main street with sidewalks on both sides. The Board has received HRG's recommendation on this request. It was noted that Mr. Smith will need to address the items in the recommendation letter prior to the Board's approval. This item was tabled until the Board's next meeting.

Tom Eby: Mr. Eby gave the Board a brief update regarding the activities of the Water Authority.

MINUTES

The minutes of August 1, 2005, were presented to the Board for their review and comments. Mr. Breon moved to approve the minutes as presented. Mr. Swartzell seconded the motion.

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

BILLS

The bills of August 15, 2005, were presented to the Board for their review and approval. Mr. Swartzell moved to approve the bills as presented to the Board. Mr. Elnitski seconded the motion.

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

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.

Adelphia Franchise Fee Agreement Renewal: Tabled.

Nittany Valley Joint Planning Commission: Mr. Breon noted that the Commission's next meeting will be held on August 18th at the Township Building.

University Park Airport – Revision of Conditional Use Approval- Tabled.

Graymont Revision of Industrial Mineral Underground Permit: The Board was in receipt of Mr. Weikel's review of the correspondence that was received. No further action is required.

Lisa Skipper Subdivision Plan: It was noted that payment has been received from Ms. Skipper for her soil testing work. Mrs. Swancer has reviewed the plans and made some comments regarding the setbacks that are shown on the drawings. Mr. Elnitski moved to approve the plans with Mrs. Swancer's comments. Mr. Swartzell seconded the motion.

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

NEW BUSINESS

Fox Hill Road: Mr. Elnitski noted that with the recent event taking place at the University Park Airport which caused parking all along and on Fox Hill Road creating roadway hazards, he would like to see Township Ordinance 46 amended to add Fox Hill Road.

Fuel Conservation: Mr. Elnitski noted that with the price of fuel rapidly rising, he feels that the Township should institute fuel conservation policies. Mr. Elnitski noted further that he will discuss this issue with Mr. Bernhard.

Heating oil PreBuy: It was noted that with the rising prices of heating fuel an inquiry was made with Nittany Oil about joining their prebuy program. The company had indicated that last year the township used approximately 750 gallons of fuel. Mr. Elnitski moved to prebuy 1,000 gallons of fuel at the lock in price of @ \$2.12 per gallon.

University Park Airport – Night Paving: The Board was in receipt of a letter from Glenn O. Hawbaker stating that they would be conducting night time paving on various upcoming dates. Discussion was held. The Board asked that a letter be sent to the Airport stating that the Board would allow the night-time paving this time, but that in the future a request would need to be made in advance for a waiver from the Township's Noise Ordinance.

CORRESPONDENCE

The Board acknowledged receipt of the following correspondence:

1. Copy of Preliminary Plan Eagle Point
2. Copy of Opequon Hill Lot 83 Final Plan
3. Copy of letter sent to CBI CC Re: Zoning/letter from John Coleman
4. Notice of NPDES Permit application for Amberleigh
5. SBWJA minutes of July 25, 2005
6. Copy of Hampton Hills/Opequon Hill Water System Evaluation
7. Centre County Planning Office Correspondence
 - a. Corrective Survey – Opequon Hill Development
 - b. Avail Warehouse Building Addition Land Development Plan
 - c. Opequon Hill Development Phases II and III
 - d. Nittany Express Land Development
8. HRG Comment letters
 - a. Avail Warehouse Building Addition Land Development Plan
 - b. Amberleigh Preliminary Plan
 - c. Nittany Express, Inc.
 - d. Traffic Impact Study – Grove Park
9. Eagle Point Act 14 Notification
10. Centre County Conservation District Comment letters

- a. Mishock Stream Crossing
- b. Avail - E & S Plan
- c. Nittany Express - NPDES permit

ADJOURNMENT

The meeting was adjourned the time being 9:36 p.m.

Sharon Royer, Sec.