

Ordinance 93 Hearing

July 5, 2005

The hearing for Ordinance 93 was called to order at 7:30 p.m. by the Chairman, John Elnitski with member James Swartzell present. Mr. Breon was absent. Also in attendance were John Miknis, Michael Shamalla, Tom Eby, Ed Galus and Renee Swancer.

The Board was in receipt of the Centre County Planning Office comment letter regarding this rezoning request. The County is recommending that the commercial viability of the land be enhanced by extending the commercial zoning line generally westward to the limits of the existing tree line and that the remainder of the parcel be zoned for conservation. Mr. Miknis noted that his client doesn't wish to have parcel zoned for more commercial. The reason they are requesting the additional residential is so that a looped roadway system can be installed. Discussion was held. Mrs. Swancer noted that the County's response really doesn't seem to match up entirely with what the Comprehensive Plan was suggesting for this area.

Mr. Elnitski moved to adopt Ordinance 93. Mr. Swartzell seconded the motion.

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

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

Sharon Royer, Sec.

Benner Township Supervisors

July 5, 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 with member James Swartzell present. Mr. Breon was absent. Also in attendance were Michael Shamalla, Tom Eby, Ed Galus and Renee Swancer.

PERSONS TO ADDRESS THE BOARD

Tom Eby: Mr. Eby was present to bring the Board up to date on the recent issues concerning the Hampton Hills water system. Much discussion was held. He noted further that HRG is continuing with the feasibility study on the water system. More information is needed from the developers so that the Water Authority can make their final decision whether or not to take the system over.

Central Counties Youth Detention Center: It was noted that the youth detention center building addition is complete and Mr. Weikel has done his final inspection. The plans are now ready for the Board's signatures and recording. Mr. Swartzell moved to approve the Central Counties Youth Detention Center Land Development Plans. Mr. Elnitski seconded the motion. Vote: Mr. Breon – absent Mr. Swartzell – yes Mr. Elnitski – yes

Michael Shamalla: Mr. Shamalla was present to give the Board an update on the items that he has been working on which include: Summer Rec., Bellefonte Central Rail Trail, Buffalo Run Community Park, Grant Applications for Fall, Bellefonte Recreation Meeting, Valley View School House, Fall Festival, Turkey Shoot, Summer Adult Programming, and the budget. Mr. Swartzell noted that he would like to see actual numbers compared to budget numbers for the various categories of his budget.

MINUTES

The minutes of June 20, 2005, were presented to the Board for their review and comments. Mr. Swartzell moved to approve the minutes as presented. Mr. Elnitski seconded the motion.

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

BILLS

The bills of July 5, 2005, 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. Breon – absent Mr. Swartzell – yes Mr. Elnitski – yes

ZONING OFFICER'S REPORT

Mrs. Swancer went over her written report with the Board.

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.

Parking Lot Paving: This item continues to be tabled.

Adelphia Franchise Fee Agreement Renewal: This item remains tabled until a renewal agreement is reached.

Nittany Valley Joint Planning Commission: It was noted that Mr. Hickey contacted Mr. Elnitski to state that they wouldn't be ready for their presentation until August.

Gruendler Planning Module: This item continues to be tabled.

Copier/Scanner/Printer quotes: The quotes were received. Mr. Elnitski moved to award the quote to Savin for the 4022SP at the cost of \$5,896.00. Mr. Swartzell seconded the motion.

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

Employee Health Care Quotes: It was noted that the quotes were received from Health America and Geisinger. It was noted that the firm quotes from Health America weren't much cheaper than that of Geisinger. Mr. Elnitski noted that he has decided to opt in and join the Township's group health care program as permitted in Section 606 of the Second Class Township Code. The Board noted that they will stay with Geisinger for the employee's health care benefits.

NEW BUSINESS

Opequon Hill Land Development Plan Phase II and III Memo of Understanding: Mr. Elnitski moved to approve the Memorandum of Understanding for Opequon Hill Phase II and III. Mr. Swartzell seconded the motion.

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

Avail Land Development Memo of Understanding: Mr. Elnitski moved to approve the Memorandum of Understanding for Avail's land development plan. Mr. Swartzell seconded the motion.

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

Non-Building Waiver: The non-building waiver for the Grove Subdivision was presented to the Board. It was noted that this is being done so that the property can be sold. Mr. Swartzell moved to approve the non-building waiver for the Grove Subdivision. Mr. Elnitski seconded the motion.

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

Surety Reduction Village of Nittany Glenn Phase I: It was noted that Nittany Glenn is asking for a reduction in surety in the amount of \$57,613.06. Mrs. Swancer noted that Mr. Weikel has reviewed this request and has recommended approval. Mr. Swartzell moved to grant the surety reduction request. Mr. Elnitski seconded the motion.

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

AYSO Field Usage: The Board is in receipt of a request from Robb Meinen requesting the usage of the Township Building grounds and the Buffalo Run Community Park grounds for soccer practice and games. Mr. Elnitski noted that he would like to speak to Mr. Meinen about the field usage because flag football would also like to use fields. Mr. Elnitski noted that he would try to see if some arrangement could be worked out so that both could use the fields.

Township Property Base mapping: It was noted that HRG has presented a proposal to the Board to have a 1" = 50' scale aerial survey map prepared of the township property for \$900. This mapping will be necessary to complete other plans for the township building. Mr. Swartzell moved to approve this proposal. Mr. Elnitski seconded the motion.

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

CORRESPONDENCE

The board acknowledged receipt of the following correspondence:

1. SBWJA minutes of June 13, 2005
2. Centre County Planning Comment letters
 - a. Amberleigh Community Subdivision
 - b. Grove Time Extension
 - c. Opequon Hill Time Extension
 - d. University Park Airport Phase 7A Time Extension
 - e. Comment letter Phase 2, 3 & 4 Airport Park
3. HRG letter Re: final inspection of Central County Youth Center
4. HRG Comment letter Re: Benner Chiropractic Land Development
5. Letter from Senator Corman Re: Act 71
6. Thank You from April Hartle – scholarship recipient
7. Draft of Nolin Soils Report – Shiloh Road

ADJOURNMENT

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

Sharon Royer, Sec.