

Fastshoez Conditional Use Hearing

November 7, 2005

The Conditional use hearing for Fastshoez was called to order at 7:30 p.m. by the Chairman, John Elnitski, Jr. with members James Swartzell and David Breon present. Also in attendance were Jeff Haas, Walt Schneider, Joe Shulman, Ed Galus and Renee Swancer.

Mr. Haas noted that he would consider changing the design of the building from an open structure to an enclosed masonry or steel building if the board allowed him to establish his own business hours. Discussion was held as to whether or not the building would be insulated to stop the noise from traveling outside the building.

Mr. Haas presented the Board with signed statements of business owners located 50 and 60 feet from the All Sports Grand Prix in Dulles, Virginia that indicated that they have not experienced any noise related issues from the racing facility.

The hearing was recessed until the next regularly scheduled meeting, the time being 7:59 p.m.

Sharon Royer, Sec.

Cingular Wireless Conditional Use Hearing

November 7, 2005

The Conditional use hearing for Cingular Wireless was called to order at 8:00 p.m. by the Chairman, John Elnitski, Jr. with members James Swartzell and David Breon present. Also in attendance were Ed Galus and Renee Swancer.

It was noted that the applicant has asked for a 60-day time extension for their application due to the fact that they currently do not have a lease with the property owner.

The hearing was adjourned the time being 8:04 p.m.

Sharon Royer, Sec.

Benner Township Supervisors
November 7, 2005

The regularly scheduled meeting of the Benner Township Board of Supervisors was called to order at 8:05 p.m. by the Chairman, John Elnitski with members James Swartzell and David Breon present. Also in attendance were Ed Galus and Renee Swancer.

MINUTES

The minutes of October 17, 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 November 7, 2005, were presented to the Board for their review and approval. Mr. Swartzell moved to approve the bills as presented. Mr. Breon seconded the motion.

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

ZONING OFFICER'S REPORT

Mrs. Swancer updated the Board on the progress of the Opequon Hill subdivision.

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. Galus reported that at the last Nittany Valley Planning Commission meeting Sweetland Engineering was at the meeting to go over the Rockview subdivision proposal.

Mansun Bus Garage: Mr. Elnitski noted that he went and toured the old Mansun bus garage and feels that the property has a lot of potential. Mr. Elnitski noted that he would like the other Board members and Code Enforcement officer to tour the facility as well.

NEW BUSINESS

Road Bonding:

Penn Recycling/Purdue Mt.: It was noted that Penn Recycling has completed their hauling on Purdue Mt. A final inspection of the roadway has been completed and it has been found that they may be released from their bond. Mr. Breon moved to release Penn Recycling from their bond. Mr. Swartzell seconded the motion.

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

Poole Anderson Construction/Fox Hill Road: It was noted that Poole Anderson is seeking permission to bond Fox Hill Road for the hangar project at the University Park Airport. All of the necessary paperwork has been completed for the \$13,750 bond. Mr. Elnitski moved to approve the bond for Poole Anderson Construction. Mr. Breon seconded the motion.

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

Surety Agreements:

Hampton Hills Surety Reduction/Renewal: A report was received from Mr. Weikel approving the amount of surety reduction for Hampton Hills Subdivision to \$14,300. Mr. Elnitski moved to approve the surety agreement for Hampton Hills in the amount of \$14,300. Mr. Swartzell seconded the motion.

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

Village of Nittany Glen: It was noted that Mr. Weikel reviewed and is recommending approval of the request from Nittany Glen to reduce the amount of surety for Phase I to \$706,774.88 and for Phase II to \$508,416.19. Mr. Breon moved to approve the surety reduction for Nittany Glen. Mr. Elnitski seconded the motion.

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

Planning Modules:

West Valley View Subdivision Planning Module: It was noted that all the necessary paperwork for the West Valley View Subdivision Planning Module has been provided and is ready for approval. Mr. Swartzell moved to approve the planning module Resolution 05-8. Mr. Breon seconded the motion.

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

Grove Park Subdivision Planning Module: It was noted that all the necessary paperwork for the Grove Park Subdivision Planning Module has been provided and is ready for approval. Mr. Elnitski moved to approve planning module Resolution 05-9. Mr. Swartzell seconded the motion.

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

Skipper Planning Module: It was noted that all the necessary paperwork for the Skipper Subdivision Planning Module has been provided and is ready for approval. Mr. Swartzell moved to approve the planning module. Mr. Breon seconded the motion.

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

Opequon Hill, Phase 1, Lot 83 Final Plan: Mrs. Swancer noted that all necessary comments have been addressed and that the plans are ready for signatures. Mr. Swartzell moved to approve the plan. Mr. Breon seconded the motion.

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

Robinson Lane Road Bonding: It was noted that the firm of Crider-Mitchell Construction wishes to bond Robinson Lane in the amount of \$6,250 for the construction of the new Pleasant Gap Fire Company complex. Mr. Elnitski moved to approve the road bonding request. Mr. Swartzell seconded the motion.

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

2006 Tentative Budget: Mr. Elnitski moved to tentatively adopt the 2006 budget and place it out for public comment period. Mr. Breon seconded the motion.

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

HRG MEP Design for Municipal Building: Mr. Elnitski moved to approve Mr. Breon to begin working with HRG for the MEP design should the Board decide not to pursue purchasing the Mansun Bus Garage. Mr. Swartzell seconded the motion.

Vote: Mr. Breon - yes

Mr. Swartzell - yes

Mr. Elnitski - yes

CORRESPONDENCE

The Board acknowledged receipt of the following correspondence:

1. HRG Comment Letters
 - a. Eagle Point Preliminary Plan
 - b. Nittany Express, Inc. - Final Plan
2. SBWJA Minutes of September 26, 2005 & October 10, 2005
3. County Planning Commission Correspondence
 - a. Preliminary Plan Eagle Point Subdivision
 - b. Time Extensions
 1. Avail
 2. Nittany Express
 3. Opequon Hill Phase II and III
 - c. Grove Park Planning Module
4. County Conservation District Correspondence
 - a. Earth Disturbance Inspection - T-Hangar
 - b. Lyn Lee Farms, Phase III

ADJOURNMENT

The meeting was adjourned the time being 9:20 p.m.

Sharon Royer, Sec.