

Teamsters Local Union No. 8
Conditional Use Hearing
August 21, 2006

The Conditional Use decision meeting of the Benner Township Board of Supervisors was called to order at 7:30 p.m. by the Chairman, David Breon with members James Swartzell and John Elnitski, Jr. Also in attendance were Charles Addleman, David McCaslin, Todd Smith, John Sepp, Doug Weikel, Gerald Rogers, and Renee Swancer.

Mr. Breon asked the representatives present if anyone had any questions or concerns regarding the decision. The Board decided to add to the decision that if some time in the future it becomes necessary for the overflow parking lot to be paved that it won't be necessary for a new conditional use hearing. All other township regulations must be met, however. Mr. Swartzell moved to approve the Conditional Use Decision for the Teamsters Local 8 with the above mentioned amendment. Mr. Elnitski seconded the motion.

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

Adjournment 7:39 p.m.

Sharon Royer, Sec.

Benner Township Supervisors
August 21, 2006

The regularly scheduled meeting of the Benner Township Board of Supervisors was called to order at 7:40 p.m. by the Chairman, David Breon with members James Swartzell and John Elnitski, Jr. Also in attendance were John Sepp, Doug Weikel, Gerald Rogers, and Renee Swancer.

PERSONS TO ADDRESS THE BOARD

John Sepp: Mr. Sepp noted that they plan to submit the Cleveland Brothers Land Development Plan to the County on September 22nd. Road access to the lot were discussed. Mr. Sepp noted that the meeting they will be holding on Thursday will be to discuss I-3 zoning and covenants that the development will have. Mr. Breon noted that the Board of Supervisors will not be attending this meeting.

Discussion was held concerning the storage tanks requirements and how they were worded in the ordinance amendment.

Eagle Point Traffic Light: It was noted that this would amend the traffic light from a three way light to a four way light. Mr. Weikel has reviewed the plans and has found them ready to sign. Mr. Swartzell moved to approve the Eagle Point/Penn Eagle/Benner Pike traffic signal plan. Mr. Breon seconded the motion.

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

Gerald Rodgers: Mr. Rodgers questioned why the rezoning along the Benner Pike was being limited to the Township line when his family has previously been approached by businesses in Penn Eagle about acquiring additional property from them. Mr. Breon noted that this was discussed, but Spring Township was not interested at that time to move forward and they would need to be the ones to initiate the change.

MINUTES

The minutes of August 7, 2006, 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. Elnitski - yes Mr. Swartzell - yes Mr. Breon - yes

BILLS

A list of the bills 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. Elnitski - yes Mr. Swartzell - yes Mr. Breon - yes

ENGINEER'S REPORT

Mr. Weikel went over the items that he has been reviewing on the Board's behalf.

Rockview Lot 5: Mr. Weikel noted that the new access easement is for agricultural uses only. It was further noted that Penn Dot and DGS will also be able to comment and have a say on the future roadway accesses. Mr. Weikel noted that he has concerns with this area only having one access for

the time being. Discussion was held. Mr. Breon noted that in our reply to the county it should be stated that before the rest of the land can be subdivided that the under pass must be okayed for something other than an agricultural use. Mrs. Swancer noted that she will draft a letter for the Board to review prior to it being sent to the county.

Beezer Hill: Discussion was held concerning the closure of the Beezer Hill Road/Valentine Hill Road. It was noted that the contractor will soon be ready to start the work to close the road. Penn Dot is also putting pressure to have this done before they begin their Benner Pike widening work. The Board noted that they didn't want this roadway closed until the roads in Amberleigh are completed so that Hartles and Prices will have a road to access their properties for farm equipment or mobile homes.

Gerald Clair Driveway: It was noted that Mr. French will need to respond to the letter that Mr. Stover sent him. Mr. Weikel noted that an additional line of site easement will be needed before a request for a waiver could be entertained.

ZONING OFFICER'S REPORT

Mrs. Swancer went over her written report. It was noted that a report came in this afternoon that Larry Jodon was tearing down his home on the Benner Pike and burning it piece by piece in a pit.

It was noted that the hearings for the Comprehensive Plan and the Zoning Amendment are being scheduled for September 21st.

OLD BUSINESS

Spring Township Agreement/Boundary Change: This item continues to be tabled.

Patton Township/Benner Township Boundary: This item continues to be tabled.

Adelphia Franchise Fee Agreement Renewal: Reviews are continuing with the Master Regulatory Ordinance. It was noted that legislation is pending that would turn cable franchising over to the Federal Government.

Nittany Valley Joint Planning Commission Zoning: The Board noted that they were ok with having transfer development rights internally in the township. The Board asked that Mr. Roth be contacted to see how much he would charge to write the section of the zoning ordinance to deal with transfer development rights.

Canyon Property Transfer Legislation: It was noted that Jim Eckert spoke with Jim Hickey who said that he would have the draft legislation forwarded to Corman's office later this week. Mr. Elnitski noted that the MOU with the Fish Commission has been revised and will be forwarded back to them.

Mr. Elnitski updated the Board on the status of the MOU with Penn State. Mr. Elnitski explained that he really feels that it is necessary for Penn State to submit an annual plan to the Township as to what they plan to do with the property that they will be getting. If the Township doesn't have veto powers, they should at least have 30 days to review and comment on their plan. It was also discussed that the limitation on new buildings being built on the property should also be included in the agreement. Mr. Elnitski noted that he will continue to rework this mou.

Air National Guard: The Board reviewed their letter and asked that a letter be drafted stating that this request must be made to Spring-Benner-Walker Joint Authority.

NEW BUSINESS

Benson Eagle Scout Project: The Board was in receipt of a letter from Mr. Benson stating that for his Eagle Scout project he wants to build two informational kiosks to be placed in two locations along Spring Creek. Mr. Swartzell moved to contribute \$50 towards Mr. Benson's project. Mr. Breon seconded the motion.

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

Mike Shamalla:

Peer to Peer: Discussion was held concerning the contract with the peer to peer consultant. Mr. Breon noted that this contract should be forwarded to the township's solicitor before being acted upon.

Fall Festival: An update was given.

CORRESPONDENCE

The Board acknowledged receipt of the following correspondence:

1. Spring-Benner-Walker Joint Authority - July 24, 2006
2. Comcast copies transaction reports from Adelphia to Comcast
3. County Planning Commission Letters
 - a. Time Extension - Remodelers Workshop
4. Centre County Conservation District Letters
 - a. Robert & Janet Novosel Building addition
 - b. Eagle Point Commercial Fill Site
 - c. Village of Nittany Glen Community Center
 - d. Opequon Hill
5. Boggs Township Comprehensive Plan Update Comments
6. Sewer Permit Applications denials:
 - a. Michael Bender
 - b. Alexander Family Partnership
7. Copy of letter from Jake Corman to Benner Township Water Authority Re: Annual Audit

ADJOURNMENT

The meeting was adjourned the time being 10:12 p.m.

Sharon Royer, Sec.