

**Teamsters Local Union No. 8**  
**Conditional Use Hearing**  
**August 7, 2006**

The conditional use hearing of the Teamsters Local Union No. 8 was called to order at 7:30 p.m. by the Chairman, David Breon with members James Swartzell and John Elnitski, Jr. present. Also in attendance were Renee Swancer, Clarence Florey, Jr., Sarah Jo Young, Lori Hartle, Amy Hartle, Charles Addleman, Todd Smith and David McCaslin.

Mr. Smith provided the Board with an overview of the proposed project. It was noted that the Teamsters wish to construct an approximate 7,500 sq building with a paved parking lot to accommodate 72 parking stalls on Lot 10 in Airport Park. Inside this one story building will be business offices, a kitchenette for employees, a filing room, a meeting hall that would also serve as a training room and private member social hall, and a warming kitchen. Mr. Smith noted that they are proposing two access entrances to the property off of High Tech Road. It was noted that monthly meetings would be held at this location and that average attendance is around 100. Discussion was held concerning the over-flow parking area. Would it be graveled, just grass or paver blocks that allow for grass to grow through? The Board noted that if at all possible they would prefer to have the area in grass or the paver blocks that allow for grass to grow through. The board noted that the zoning district that this property is located in does not allow for BYOB and wanted the representatives to be aware of this prior to proceeding.

Clarence Florey, Jr. noted that he doesn't believe that the local members are aware of this hearing. He further noted that it would take a member vote for funds to be expended to build this building.

Sarah Young questioned how long Mr. Smith has been working on this project. Mr. Smith noted that the plan being presented was done in June and that he had been involved in the project previous to that.

Having no further comments, the hearing was closed the time being 7:52 p.m.

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Sharon Royer, Sec.

## **Benner Township Supervisors**

**August 7, 2006**

The regularly scheduled meeting of the Benner Township Board of Supervisors was called to order at 7:55 p.m. by the Chairman, David Breon with members James Swartzell and John Elnitski, Jr. present. Also in attendance were Renee Swancer, Clarence Florey, Jr., Lori Hartle, and Amy Hartle.

### **EXECUTIVE SESSION NOTICE**

Mr. Breon announced that the Board held an executive session on July 19, 2006 from 6:00 p.m. to 6:30 p.m. to discuss potential land acquisition. All three board members were in attendance.

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

Lori Hartle: Mrs. Hartle was present to see if the Board had any concerns about them creating a corn maze at their farm this fall. Mrs. Hartle indicated that the maze would be located back their lane by the barn with lots of parking and that they would have port-a-ports rented for restroom facilities. Discussion was held. The Board noted that they didn't see any problems with what they were proposing.

### **MINUTES**

The minutes of July 17, 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**

The bills of August 7, 2006, were presented to the Board for their review and approval. It was noted that the total of the accounts payable has changed to \$24,178.96. Mr. Elnitski moved to approve the bill list as amended. Mr. Breon seconded the motion.

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

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.

NVJPC Zoning: It was noted that John Sepp has sent a letter to DEP requesting clarification on the holding tank requirements for Cleveland Brothers. A possible date for the public hearing on the Comprehensive Plan amendment is September 21<sup>st</sup>. It was noted that the proposed zoning amendments must be sent on to the County for a 30 day review and comment period prior to the adoption.

Legislation Language for Canyon Property Transfer: It was noted that Mr. Eckert still has not received the draft legislation language from Mr. Hickey. The Board held discussions regarding language in the Memorandum of Understanding with Penn State. Mr. Elnitski noted that he would like Penn State to provide the township with a yearly plan as to what they will do with the property and would also like to see building limitations established on the property. Penn State wants those items stricken from the agreement. Mr. Breon noted that he would like to citizen advisory group to meet on a yearly basis.

Gerald Clair proposed driveway/subdivision: It was noted that Mr. French and Mr. Weikel will be having an on-site meeting on Friday to review this matter.

MPO Transportation Plan: Mr. Elnitski noted that he would like to send a letter to the MPO from the Township that the Township would like to have a study done to see what effect the connector road to the University Park Airport will have on other local roads in the township. Perhaps the roadway improvements should continue from the connector to Route 550. Mr. Elnitski noted that he would draft this letter for the Board to review.

CCIDC Memorandum of Understanding: The Board was in receipt of a revised memorandum with the CCIDC stating that they will now reimburse the township up to \$12,000 in consultant fees relating to the comprehensive plan and zoning ordinance amendments. Mr. Elnitski moved to approve the memorandum. Mr. Breon seconded the motion.

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

## **NEW BUSINESS**

Line Painting Quotes: It was noted that bid requests were sent to three different vendors but only bid was received. Mr. Swartzell moved to award the line painting quote to Alpha Space Control. Mr. Breon seconded the motion.

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

Avail Medical Non-substantive Change Request: Avail Medical is requesting a non-substantive change to their plan. They wish to make their building smaller than they originally were proposing. The Board asked that Mrs. Swancer to check to see if the noise problem was addressed. Mr. Breon moved to grant the change. Mr. Elnitski seconded the motion.

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

## **CORRESPONDENCE**

The Board acknowledged receipt of the following correspondence:

1. Trans Associates - Cleveland Brothers traffic study
2. Tax Sale Notices
3. Tim Bertram Subdivision - Planning Module
4. CRMPO Long Range Transportation Plan
5. SBWJA minutes July 10, 2006
6. Copy of Maintenance Agreement SBWJA/BTWA
7. Centre County Planning Office
  - a. Time Extensions
    1. Grove Park
    2. Eagle Point
    3. Avail Building Addition
    4. Nittany Express
    5. Opequon Hill
  - b. Notice of withdrawal Nittany Glen Phase III
8. LEMA Newsletter
9. Letter from Senator Corman Re: In lieu for state forest and game lands

## **ADJOURNMENT**

The meeting was adjourned the time being 8:55 p.m.

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Sharon Royer, Sec.