

**VALENTINE HILL a.k.a. BEEZER HILL
ROAD CLOSURE HEARING
February 20, 2006**

The hearing concerning the potential closing of Valentine Hill Road that was formerly called Beezer Hill Road intersection with Route 150 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, Doug Weikel, Michael Evcic, Edward Galus, Eric Brooks, Douglas Mace, Frank Musser, Cody Hartle, Ellen Hartle, Paul Hartle, Katy Grubb, Ken Grubb, Alice Lehman, Robert Lehman, S. Dawn Price, Richard Price, Martha Hartle, Crissie Musser and Renee Swancer.

Mr. Breon opened the hearing by noting that a new developer is working on the plan and that the plans are significantly different than they were before with the Victorian Village plan. Mr. Breon also outlined the concerns that were brought up at the last hearing and how these concerns have been addressed.

*Two connections will be made from Valentine Hill from this development.

*The Hartle's have been given an access route through the development on to an easement to their fields for their farm tractors/machinery.

*Roadways in the Amberleigh Development have been redesigned so that if needed, the Prices will be able to have mobile homes removed or brought into their mobile home park.

*The intersection of the development (Amberleigh Lane) with Route 150 will be signalized immediately.

*It was noted that Route 150 will be widened to three lanes allowing for a turning lane.

*Grandview intersection has been signalized.

Mr. Elnitski noted that he is aware that some residents are concerned with people cutting through their driveways to get to Valentine Hill Road and that the Board will be working with the State Police to try to deter people from doing this.

One piece of correspondence was received by mail concerning this closure - a letter from Richard R. Price dated 2/10/06 that was read into the record.

Dawn Price - (owner of Sunrise Mobile Home Park) Mrs. Price asked what is the purpose of closing the road? She indicated that as long as she has lived there she is only aware of one fatality and no other car accidents. Mr. Breon replied that the angle that the roadway intersects Route 150 is acute and would not be permitted by today's standards. If the intersection were to remain open substantial improvements would need to be made.

Mr. Elnitski noted that in order for the area of the property to be developed commercially, creating tax base that the township desperately needs, the state would not allow both intersections to remain open.

Mrs. Price questioned why the intersection couldn't be straightened out?

Mr. Elnitski replied that the area of ground that would be needed to improve the intersection would make the project cost prohibitive.

Mr. Paul Hartle questioned if Valentine Hill Road is going to be widened? Mr. Breon noted that at some point and time the Township would like to see the roadway improved but at this time no plans have been made.

Mr. Richard R. Price noted that heavy thru traffic will be going through the new development. Mr. Price noted that they fear people will be using their mobile home park roads as a short cut to get to 150 and Valentine Hill Road. Discussion was also held concerning tractor trailer traffic that makes deliveries to Discount Remodelers. Mr. Breon noted that there are other roadways that these delivery trucks can use to make their deliveries.

Ellen Hartle questioned where the cul-de-sac is going to be located. It was noted that the cul-de-sac will be located behind the home that she and her husband acquired. It was indicated that they will still be able to access their property either from the Benner Pike or Valentine Hill.

Ellen Hartle also questioned where this access for their tractors comes out. Is there a roadway there or does it go up to a fence row of trees? The Board indicated that they were unsure but that the right of way is there for them to use. Improvements may have to be made to their property in order to use it.

Eric Brooks (Co-owner Centre Communications) noted concerns that they won't be able to get deliveries from trucks. The Board indicated that they will be able to also go through the development to get to their property. Mr. Elnitski also noted that a full width turning lane will also be constructed so trucks can also turn from 150 on to Radio Drive. The new roads in the development will be township roads and anyone can use these roads.

It was stressed from the Board that they did meet with Penn Dot several times and they will not allow both Valentine Hill Road to remain open and allow the creation of Amberleigh Lane. The Board noted that they have done all that they can for the concerns that were raised at the previous hearing.

Michael Evcic questioned if he could close his driveway that opens on to Valentine Hill Road. The Board responded that it is Mr. Evcic's property it isn't a public road and if he wishes to close it off he has every right to do that. The Board noted that if people do use this as a through way and he doesn't wish to close it, the Board will ask for police assistance to have the problem taken care of.

Mr. Brooks noted that the offer of having police assistance should be open ended because as more houses are built the problem could come back again.

Mr. Paul Hartle questioned if there would be any type of fence placed up between the development and his property. It was noted that none was being planned that the township was aware of. The Hartle's noted that there is currently a number of people who use their property for hiking, sled riding, etc. and fears that trespassers will increase with the construction of all the new homes. Mr. Elnitski noted that the Hartles could erect a sign indicating that farm machinery may use the right of way.

Martha Hartle noted concerns about placing a tractor and manure spreader on the Benner Pike. The Board noted that they feel that it will be safer than currently with the turning lane being constructed. Only one lane of traffic will need to be crossed at a time instead of all three.

The Board noted that they will allow written comments to be submitted for an additional 15 days regarding the road closure. Formal action will be tabled until the March 6, 2006, meeting when a decision will be made.

PERSONS TO ADDRESS THE BOARD

Douglas Mace: Mr. Mace was present to ask the Board that when they are adopting the new zoning ordinance regulations if they would consider allowing short term rentals of properties in the Township. This would be a use unlike a bed and breakfast or a boarding house where the home is occupied by the owner or care taker. Mr. Mace used examples of families who have rented his property for hunting seasons, PSU graduations, out of town guests for weddings, etc. Discussion was held. Mrs. Swancer noted that other property owners have also inquired about uses such as Mr. Mace is discussing along Spring Creek. The Board asked that the information provided by Mr. Mace be given to the Planning Commission for review and feedback.

MINUTES

The minutes of February 6, 2006, were presented to the Board for their review and comments. Mr. Elnitski moved to approve the minutes as presented. Mr. Swartzell seconded the motion.

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

BILLS

The bills of February 20, 2006, 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 provided in his written report. Discussion was held concerning the ordinance amendment dealing with the sidewalks. Mr. Breon moved to forward the ordinance amendment on to Mr. French for preparation and advertising. Mr. Swartzell seconded the motion.

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

ZONING OFFICER'S REPORT

Mrs. Swancer went over her written report. Mr. Breon noted that he took a look at the Airport Park property and thinks that the area of their property

that abuts to Nittany Glen may be suitable for housing but not the entire track of ground.

Transfer Development Right Seminar: The Board noted that all three of them would attend this class.

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: Comment period open for an additional 15 days.

Adelphia Franchise Fee Agreement Renewal: Tabled.

NVJPC - Zoning Ordinance: Mrs. Swancer gave the Board an update on the items she received to date.

Police Study: Mr. Elnitski noted that he has made contact with Bellefonte Borough so that the Township will remain updated as to what is taking place.

Paradise Construction: It was noted that Paradise Construction is no longer the Contractor for the Opequon Hills development and therefore wishes to be released from their road bond. An inspection was made and found to be acceptable for release. Mr. Elnitski moved to release the bond. Mr. Breon seconded the motion.

Vote: Mr. Elnitski - yes

Mr. Swartzell - yes

Mr. Breon - yes

NEW BUSINESS

Field Usage Request: The Board noted that the field usage policy will remain as it was in the past. Baseball in the Spring and soccer in the Fall.

Sewage Management Plan Meeting - Spring Benner Walker Joint Authority: The Board noted that March 1st will work for their schedules.

Emergency Management Coordinator: It was noted that we received a few people calling indicating an interest in the Emergency Management Coordinator position. The Board asked that Mr. Wise be contacted to see how much time is involved in this position.

Water Authority: Mr. Swartzell gave the Board an update on the last Water Authority meeting.

CORRESPONDENCE

The Board acknowledged receipt of the following correspondence:

1. Centre County Planning Commission Correspondence
 - a. Charles Guenther Estate/lot addition to lands of Toby Capparelle
2. SBWJA Minutes of January 23, 2006
3. ClearWater Conservancy - Clean Up Day
4. Conservation District Letters
 - a. NPDES Permit Grove Park
 - b. Village of Nittany Glen
5. HRG Comment Letters
 - a. Grove Park
 - b. Village of Nittany Glen
6. PSATS News Bulletin

ADJOURNMENT

The meeting was adjourned the time being 10:01 p.m.

Sharon Royer, Sec.