

**Benner Township Supervisors
January 16, 2006**

The regularly scheduled meeting of the Benner Township Board of Supervisors was called to order at 7:30 p.m. by the Chairman, Dave Breon with members James Swartzell and John Elnitski, Jr. present. Also in attendance were John Coleman, Tyler Coleman, John Sepp and Doug Weikel.

PERSONS TO ADDRESS THE BOARD

John Sepp/John Coleman: Mr. Coleman noted that CBICC has an approved sales agreement for 135 acres of the Rockview property and that they have now hired Penn Terra Engineering to prepare a layout design/subdivision for the property.

Mr. Coleman noted that the Chamber has a Site Task Force Committee consisting of 9 members that are searching the county for potential properties in which businesses could locate. Mr. Coleman noted that the Chamber's two main goals for this property is to increase the tax base and to create jobs.

Mr. Coleman and Mr. Sepp noted that they plan to attend the Nittany Valley Joint Planning Commission's meeting on January 19th to possibly start the rezoning request procedure. Mr. Elnitski noted that it has been the Board of Supervisors' position that they would not entertain the rezoning request until the Canyon Property is turned over to the Township.

Mr. Breon questioned if the infrastructure issues have been resolved. Water? Sewer? It was asked as to what uses and density are being envisioned by the Chamber? The Board noted that this information would be required prior to asking for a rezoning request.

The Board noted that they would like to see a percentage of mixed uses. Perhaps a motel, little retail, and a higher percentage of research/campus industrial type uses. The Board noted that they would like to see higher paying middle class jobs not all service related type of jobs.

Mr. Coleman noted that he thinks this development will be a mix between the Penn Eagle Industrial Park and Innovation Park. The lot sizes could range between 100 acres and 5 acres and anywhere in between.

Mr. Breon noted that a traffic study for this development will be required.

When the Board asked Mr. Coleman what his expectations were as far as time tables for the development, he noted that they would like to be installing infrastructure on the property in the Spring of 2007 and even perhaps a building later in the same year.

MINUTES

The minutes of January 3, 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 January 16, 2006, were presented to the Board for their review and approval. Mr. Elnitski moved to approve the bills as presented. Mr. Swartzell seconded the motion.

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

ENGINEER'S REPORT

Mr. Weikel was present to go over the items that he has been reviewing on the Board's behalf. Discussion was held over amendments to be added to the Township's Street Standards Ordinance.

ZONING OFFICER'S REPORT

Mrs. Swancer noted that she has two sample ordinances for a BYOB ordinance. This samples will be given to the Planning Commission at their next meeting and discussion will be held as to where this ordinance should apply. Mr. Elnitski moved to pass these ordinances on to the Planning Commission for their review and comment. Mr. Breon seconded the motion.

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

Guenther Planning Module: It was noted that the Guenther Planning Module is ready for the Board's signatures. This subdivision is located on Purdue Mt. Road. After a review of the plan, Mr. Swartzell moved to approve the Sewage Planning Module. Mr. Elnitski 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.

Beezer Hill Road Closure: This item continues to be tabled.

Adelphia Franchise Fee Agreement Renewal: Tabled.

Nittany Valley Joint Planning Commission: Meeting is scheduled for January 19th.

EXECUTIVE SESSION - The Board held an executive session from 9:25 to 9:38 for the purpose of discussion personnel issues.

2006 Wage Review: Mr. Elnitski moved to issue the following raises for township personnel:

- | | |
|-------------------------------------|------------------------------------|
| P. Bernhard - \$1,700/year increase | H. Meyer - .69/hour increase |
| N. Corl - .68/hour increase | D. Tressler - \$1.75/hour increase |
| R. Swancer - \$1,400/year increase | S. Royer - \$1,400/year increase |
| D. Behrer - .50/hour increase | W. Frantz - .50/hour increase |

Mr. Swartzell seconded the motion.

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

Township Building: Mr. Breon gave the Board a brief updated on other options for the building expansion/renovation project.

NEW BUSINESS

Minor Subdivision Plan - 3 lots Commonwealth of PA for DGS: Mr. Elnitski moved to approve the minor subdivision plan with comments concerning the driveway location for the potential CBICC development. Mr. Swartzell seconded the motion.

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

Non-Building Waiver 3 lots Commonwealth of PA for DGS: Mr. Breon moved to approve the request for the non-building waiver. Mr. Swartzell seconded the motion.

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

Memo of Understanding for Village of Nittany Glenn, Phase III: Mr. Breon moved to approve the memorandum for Phase III of the Village of Nittany Glenn Land Development Plan. Mr. Swartzell seconded the motion.

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

Canyon Public Forum: The Board noted that they would like to have C-Net contacted to see if they are available to tape and broadcast the public forum meeting.

Township Convention: Mr. Elnitski moved to authorize the Secretary to complete and file the Township Convention registration paperwork. Mr. Swartzell seconded the motion.

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

CORRESPONDENCE

The Board acknowledged the following correspondence:

1. SBWJA Minutes Dec. 12, 2005
2. Wastewater in Spring Creek Watershed Workshop - Jan. 19, 2006
3. Sewage issues letters (Bellefonte Borough - SBWJA)
4. County Planning Commission Correspondence
 - a. Eagle Point Preliminary Plan
 - b. 3-Lot plan of the Commonwealth of PA
 - c. Amberleigh Final Plan
 - d. Lot addition and replots for Evelyn King to Ronald & Lois King
 - e. Grove Park Time Extension
 - f. Polymics Time Extension
 - g. University Park Airport Phase 7a Time Extension
5. HRG Comments Re: Amberleigh Final Plan
6. SEO fee scheduled for 2006
7. Letters Re: Centre County Request for Rockview Property

ADJOURNMENT

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

Sharon Royer, Sec.