

## BENNER TOWNSHIP SUPERVISORS

March 20, 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 Doug Weikel, Eric Casanave, Todd Smith, Rick Bair, Renee Swancer and Tom Kulakowski.

### PERSONS TO ADDRESS THE BOARD

Rick Bair/2005 Audit: Mr. Bair was present to go over the 2005 year end audit. Mr. Elnitski moved to accept the 2005 audit report as presented. Mr. Swartzell seconded the motion.

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

Todd Smith/Cullen Property: Mr. Smith was present to discuss a potential residential subdivision of the Cullen property located in Benner Township in the Pleasant Gap area of the Township. The lot is approximately 292 acres in size and the preliminary number of lots that they are looking at is around 450 single family lots. They are proposing that the main entrance of the development will be on to State Route 26. Development is being proposed to happen in 5 phases. Two rail road crossings would need to be permitted through the PUC. Mr. Smith noted that Spring-Benner-Walker Joint Authority has indicated that they will be able to accommodate the flows. It was noted that the water would be supplied by more than likely the Spring Township Water Authority. Mr. Smith asked the Board if they would consider waiving the requirement of submitting all of the stormwater for the entire development during the preliminary plan. Discussion was held. The Board indicated that the request needs to be spelled out exactly what they are asking for what would be submitted and what would not so that the Township Engineer can respond.

Eric Casanave/Benner Chiropractic: Mr. Casanave was present to present the Board with the surety agreement for the Benner Chiropractic plan. It was noted that the amount in the agreement has been reviewed by the Township Engineer and have been found to be in order. Mr. Swartzell moved to accept the surety package for Benner Chiropractic. Mr. Elnitski seconded the motion.

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

Benner Chiropractic Land Development Plan: It was noted that with the presentation of the surety package the plan is ready to sign. Mr. Breon moved to sign the Benner Chiropractic Land Development Plan. Mr. Elnitski seconded the motion.

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

## **MINUTES**

The minutes of March 6, 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 March 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 reviewed with the Board the items that he has been reviewing on the Board's behalf.

## **ZONING OFFICER'S REPORT**

Mrs. Swancer reported that she and the other zoning officers are meeting each week to review the draft of the zoning ordinance.

## **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: We are waiting for the solicitor to prepare and advertise an ordinance for the abandonment of Valentine Hill Road aka Beezer Hill road at the intersection of the Benner Pike.

Adelphia Franchise Fee Agreement Renewal: The renewal report is being finished up. It is anticipated that by June negotiations will begin with Comcast.

NVJPC - Zoning Ordinance: An update was given on the status of the draft zoning ordinances.

Emergency Management Coordinator: Waiting for a resume from the one applicant.

CATA Bus Route: Mr. Swartzell noted that he discussed with the Airport Authority whether or not they would like to see bus service extended out to the airport. The Authority indicated that at this time they did not. The Board felt that with the parking lot and taxi service, bus service was not needed.

## **NEW BUSINESS**

Remodelers Workshop MOU: Remodelers Workshop has presented a memorandum of understanding for their land development plan. Mr. Breon moved to approve the memorandum. Mr. Swartzell seconded the motion.  
Vote: Mr. Elnitski - yes            Mr. Swartzell - yes            Mr. Breon - yes

Penn State University T-Hangar Plans: It was noted that the T-hangar plan project is completed and that the plans may now be signed. Mr. Breon moved to approve and sign the T-Hangar Plans. Mr. Swartzell seconded the motion.  
Vote: Mr. Elnitski - abstain      Mr. Swartzell - yes            Mr. Breon - yes

## **NOTES**

Mr. Breon noted that he will be trying to schedule a meeting between Rockview, Penn State, the Fish Commission and ourselves to discuss the rights of ways etc. with the Canyon and surrounding properties.

Mr. Breon noted that he is still waiting to hear back from DCNR regarding the money to pay for the Western Conservancy study on the Canyon property.

Mr. Elnitski updated the Board on the meeting that he attended with the CBICC. Concepts were discussed as well as water and sewer issues. A more in depth meeting to discuss the sewer will be held on March 24<sup>th</sup>.

Mr. Elnitski also updated the Board on the Route 150/550 study kick off meeting. It was noted that the study area will be limited to the 550 intersection down to Lamb Street in Bellefonte.

Water Authority: It was noted that Mr. Yartz is intending to resign from the Water Authority.

### **CORRESPONDENCE**

1. Letter from Sierra Club Re: Cannon
2. SBWJA Minutes Feb. 27, 2006
3. HRG Comment Letters
  - a. Opequon Hill
  - b. Robinson Lane Culvert Replacement
4. DEP letter Re: Charles Guenther Planning Module
5. Letter to Walker Township Re: Sewage Management Plan

### **ADJOURNMENT**

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

---

Sharon Royer, Sec.