

**Conditional Use Hearing  
Village of Nittany Glen  
May 1, 2006**

The conditional use hearing of The Village of Nittany Glen 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 John Sepp, Elaine Mothes, Jim Eckert, John Coleman and Jim Martin.

Mrs. Mothes noted that they are seeking approval to construct an approximately 7,000 sq. ft. community center that will have a craft room, great room, billiards room, card room, library, exercise room, storage and restrooms. Located outside of the community center activity areas will include a putting green, horseshoe pits, bocce, and an in-ground swimming pool. There will also be a sales office constructed in this area. Parking spaces for approximately 60 vehicles will be constructed.

Mrs. Mothes noted that they are also requesting an adjustment in the side and rear property lines for Lots 19 and 20 in Phase 1 of the development. It was noted that while this will remove .31 acres of open space. However, the 20% requirement of over all open space will remain.

Mrs. Swancer noted that the Planning Commission reviewed this request on April 27, 2006 and recommended approval.

Mr. Swartzell moved to close the hearing the time being 7:37 p.m. Mr. Elnitski seconded the motion.

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

**Benner Township Supervisors  
May 1, 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. present. Also in attendance were John Sepp, Bob Eberhart, Elaine Mothes, Jim Eckert, John Coleman and Jim Martin.

## PERSONS TO ADDRESS THE BOARD

Sportsman's Group Re: Canyon: No one was present.

John Coleman/CBICC: Mr. Coleman was present to update the Board on the 135 acre track of property that the CBICC has. It was noted that Bellefonte has indicated that they have the water to supply the site. Mr. Coleman noted that he felt that the joint meeting with Bellefonte and SBWJA went well concerning the sewer. Mr. Coleman noted that the Chamber has been speaking with adjacent property owners to this parcel about acquiring more property to make this area larger, perhaps up to 400 acres. Mr. Coleman stated that the Chamber is focusing on 1) quality jobs 2) increasing the tax base 3) businesses that are community friendly.

It was noted that Cleveland Brothers is interested in 20 to 40 and perhaps up to as much as 60 acres of the site to construct a Distribution Facility. This distribution facility will hold around 45,000 different line items, they would have 100,000 sq. feet under roof, 80,000 sq. feet of outdoor storage and 40,000 sq. feet from outdoor to indoor storage, they would have a counter for on site sales and a hose center for custom made hoses. Mr. Martin noted that perhaps at some point and time they would add a truck and engine shop and an area for employee training. This business will be set up to serve its customers on an overnight basis. Mr. Martin noted that Cleveland Brothers is on a tight time line as they have to vacate their one main building by October 2007. Mr. Martin noted that the building would probably be rectangular in size, one story - 24' high and have 15 to 18 truck bays. Mr. Martin stated that this location would have approximately 60 full time employees.

Mr. Breon stated concerns that he didn't feel that this was the type of business that the board was told would be located on this property. Much discussion was held. The Board noted that they would like to see market study that was done by the state. Discussions were held about having mixed uses within the park and limited percentages of the land to be used for these different uses.

Jim Eckert- Senator Corman's Office: Mr. Eckert suggested that the board appoint someone to meet with Penn State so that both parties can begin

work on the memorandum of understanding for the Penn State property. The Board suggested that Mr. Swartzell for the appointee.

### **MINUTES**

The minutes of April 17, 2006, were presented to the Board for their review and comments. Mr. Swartzell moved to approve the minutes as presented to the Board. Mr. Elnitski seconded the motion.

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

### **BILLS**

The bills of May 1, 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

### **ZONING OFFICER'S REPORT**

Mrs. Swancer noted that in addition to her written report the Zoning Hearing Board will meet concerning a variance for Steve Barr on Purdue Mountain.

### **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: The ordinance for the abandonment of Valentine Hill Road aka Beezer Hill road at the intersection of the Benner Pike is scheduled for a public hearing on May 15th.

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: Nothing new to report.

Emergency Management Coordinator: Table. Mr. Swartzell noted that he received a phone call from Steve Barr stating that he was interested in this position as well. Mr. Swartzell noted that he would contact Mr. Barr and ask him to resubmit the information that was submitted previously.

Canyon Property/Fish Commission: Mr. Elnitski noted that he had discussions with Mr. French regarding possible joint ownership of the Canyon property.

## **NEW BUSINESS**

Surety Reduction for Opequon Hill: Mr. Weikel has reviewed the surety reduction request for Phase I of Opequon Hill Development from \$850,776.30 down to \$236,656.00 and recommended approval. The documents provided also extends the surety agreement for the period of one year. Mr. Elnitski moved to approve the surety reduction and agreement. Mr. Swartzell seconded the motion.

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

Opequon Hill Lot 83 and Phase II and III Memorandum of Understanding: Mr. Breon moved to approve the memorandum of understanding. Mr. Elnitski seconded the motion.

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

Handi Cap Signs/Phil Lockard: It was noted that Mr. Lockard recently contacted the township asking that they write PennDot a letter seeking permission to install handi-cap signs along 550 due to his failing health and having to cross the roadway to get his mail. Mr. Elnitski moved to write the letter to Penn Dot asking permission to erect the signs. Mr. Swartzell seconded the motion.

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

Notice of College Township's change to Official Map: The board tabled this item until the next meeting.

Geisinger Health Plan Renewal: The Board acknowledged receipt of the Geisinger Health Plan renewal contract numbers for health insurance.

## **CORRESPONDENCE**

The Board acknowledged receipt of the following correspondence:

1. SBWJA Minutes of April 10, 2006
2. LEMA Newsletter
3. Centre County Planning Commission Letters
  - a. Opequon Hill Time Extension
  - b. Grove Park Phase 1 time extension
  - c. Eagle Point Subdivision- time extension
  - d. Village of Nittany Glen, Phase III - time extension
  - e. Avail Building Addition time extension
  - f. Nittany Express - time extension
4. PSATS Alert
5. NPDES Permit Renewal for University Park Airport
6. Eagle Point Subdivision Sewage Planning

## **NOTES**

Mr. Breon noted that certain members of staff will also be required to have NIMS training.

## **EXECUTIVE SESSION**

The Board held an executive session from 10:10 to 10:35 p.m. concerning personnel issues.

## **ADJOURNMENT**

The meeting was adjourned the time being 10:35 p.m.

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Sharon Royer, Sec.