

**Village of Nittany Glen
Conditional Use Hearing
May 15, 2006**

The Conditional Use hearing for 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 Doug Weikel, James Martin, John Coleman, Steve Barr, Barbara Brinkman, Carol Shuey, Gary Sweeney, Trudy Mitchell, Allan Wampler, Mark Smith, Jim Hickey, Ann Stacey, Mark Saville, Larry Jodon, Brad Milanese, Mike Shamalla, John Sepp, Jim Eckert, Joe Shulman, Jeff Haas, Joel Albert, Janos Koltay and Renee Swancer.

Mr. Breon read aloud the proposed conditions to be placed on the request made by Nittany Glenn for their club house area and lot line changes. No one present had any objections. Mr. Elnitski made a motion to grant the conditional use application with the conditions read. Mr. Swartzell seconded the motion.

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

Hearing adjournment the time being 7:38 p.m.

Sharon Royer, Sec.

**Ordinance 95 Hearing
May 15, 2006**

The hearing for Ordinance 95 was called to order the time being 7:40 p.m. by the Chairman, David Breon with members James Swartzell and John Elnitski, Jr. present. Also in attendance were Doug Weikel, James Martin, John Coleman, Steve Barr, Barbara Brinkman, Carol Shuey, Gary Sweeney, Trudy Mitchell, Allan Wampler, Mark Smith, Jim Hickey, Ann Stacey, Mark Saville, Larry Jodon, Brad Milanese, Mike Shamalla, John Sepp, Jim Eckert, Joe Shulman, Jeff Haas, Joel Albert, Janos Koltay and Renee Swancer.

Mr. Breon explained that Ordinance 95 deals with vacating a section of Valentine Hill Road that will close its access with the Benner Pike. The Board conducted a public hearing on February 20, 2006 at which time property owners were notified by certified mail of the hearing.

Larry Jodon questioned why he wasn't notified of the public hearing in February. Staff located the copy of the letter with the registered return receipt that was signed by Larry E. Jodon on 2/6/06.

Discussion was held concerning Mr. Jodon's access point to his property. It was noted that his new access would be off of Amberleigh Lane and that the cost to construct his new driveway does not involve the township.

Mr. Swartzell moved to adopt Ordinance 95. Mr. Elnitski seconded the motion.

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

Adjourned the time being 7:55 p.m.

Sharon Royer, Sec.

**Benner Township Supervisors
May 15, 2006**

The regularly scheduled meeting of the Benner Township Supervisors was called to order the time being 7:57 p.m. by the Chairman, David Breon with members James Swartzell and John Elnitski, Jr. present. Also in attendance were Doug Weikel, James Martin, John Coleman, Steve Barr, Barbara Brinkman, Carol Shuey, Gary Sweeney, Trudy Mitchell, Allan Wampler, Mark Smith, Jim Hickey, Ann Stacey, Mark Saville, Larry Jodon, Brad Milanese, Mike Shamalla, John Sepp, Jim Eckert, Joe Shulman, Jeff Haas, Joel Albert, Janos Koltay and Renee Swancer.

PERSONS TO ADDRESS THE BOARD

James Hickey/Allan Wampler - Synergy Report on Rockview Business Park:

Mr. Wampler gave the Board a brief overview of the marketing study that they conducted for the Commonwealth on the Rockview parcel.

Synergy noted that they felt there would be need for more warehousing and distribution areas in the near future. Hospitality usage has been growing at a much slower rate. Noting that the average occupancy for hotels is around 56% and companies usually like to see this percentage around 75%. Mr. Wampler noted that he believes there is currently enough office space to

serve the area through the year 2015. Industrial area, he predicted, will be needed by the end of 2006. This would include areas for distribution and light manufacturing.

In conclusion, Mr. Wampler noted that the Rockview site:

1. Has good access and visibility from major roadways.
2. Is large enough to accommodate uses not currently accommodated elsewhere in the region.
3. Is close to existing commercial establishments and employees.
4. Would be ideal location that may attract a National or regionally known company.

Mr. Wampler showed the board slides of a business park located in Moon Township near Pittsburgh. The area shown had uniform landscaping, building scapes, lighting, docks to the back of the buildings. The park requires uniform signage, colors, single user tenants, sidewalks, fountains, amenities and parklets. Mr. Wampler noted that this park may be a good model for the proposed Rockview Park.

John Coleman/CBICC: Mr. Coleman noted that Cleveland Brothers is still interested in purchasing a 40 acre parcel to build their warehouse/distribution center. It was noted that Bellefonte Borough recently found two major water leaks and with them now repaired, water service from the Borough is now possible. Mr. Coleman noted further that a joint meeting was held concerning the sewer service and DEP (Dan Alters) discussed that it may be possible for a holding tank to be installed until such time as the public sewer service issues are resolved. It was further discussed that because the property is going to be developed as an industrial property that "Penn Works" grants may be available to help fix sewer problems with the sewage interceptor and perhaps even the plant.

Mr. Sepp noted that he met with Ron Seybert of Trans. Associates to see if he felt that a Point of Access Study would be required by Penn Dot. It was Mr. Seybert's feelings that at this time it would not be required.

Mr. Coleman noted that currently CDICC is negotiating with the Krouts and the Aults about the purchase of their properties.

The Board noted that as long as the Cleveland Brothers was done in a tasteful way they would support the project.

Mr. Coleman stated with the support of the Board of Supervisors for the Cleveland Brothers project, that he will now go before the Nittany Valley Joint Planning Commission and ask for amendment of the Comprehensive Plan.

Mr. Saville asked the Board what they would like to see happen with the driveway into the site as it was a comment on Mr. Weikel's comment letter. The Board noted that it would make more sense to have the County Prison's driveway relocated to meet up with the proposed driveway into the Rockview Park.

Mike Shamalla/Brad Milanese - Park & Rec.: Mr. Shamalla went over updates with the Board on the following items: Summer Park & Rec., Peer to Peer Study, Bridge Grant, Rail Trail Grant, Park & Rec. Board, Fall Festival, and Panama Absence.

Mr. Shamalla and Mr. Milanese gave the Board an overview of the Summer Park & Rec. program for the up-coming summer. The Board noted that they felt that attending bowling and roller skating three times each was too much and that they wanted bus transportation provided to the Spikes baseball game.

The Board noted that they would like to have time-line updates for the festival and a volunteer committee set up for the fall festival.

The Board noted that they would discuss the request for the revised leave of absence in executive session at the end of the meeting.

MINUTES

The minutes of May 1, 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 15, 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 that he has been reviewing on behalf of the Township.

Gordon Repine Land Development Plan: It was questioned how the board wants to handle the sidewalks of the new commercial lots in the Grandview (Burnham) Subdivision located along the Benner Pike. Mr. Breon moved to have the sidewalk extended along SR150. Mr. Swartzell seconded the motion.

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

ZONING OFFICER'S REPORT

Mrs. Swancer gave the board a copy of her written report. It was noted that a decision will need to be made if the Township was going to participate in the TDR program in the new zoning ordinance or not so that the charts are correctly done. Mrs. Swancer also reported that the Air National Guard is planning to construct a new facility. About $\frac{1}{2}$ to $\frac{3}{4}$ of an acre of the new construction is in Benner Township with the remaining located in Patton Township.

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: 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: Steve Barr was present to express that he is interested in the position of Emergency Management Coordinator for the township. Mr. Barr stated that he mailed a letter of interest in but never received a reply. Mr. Barr went over his credentials with the Board. The Board asked Mr. Barr to submit a copy of his resume for their review.

College Township Notice of change to Official Map: The Board noted that after further review that they have no comments on the map changes that College Township is proposing.

NEW BUSINESS

Victorian Village Planning Module: The sewage planning module for the 2 lot subdivision of Victorian Village was presented to the Board for approval. Mr. Breon moved for approval of Resolution 06-4 (Sewage Planning Module for Victorian Village). Mr. Swartzell seconded the motion.

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

Peer to Peer Recreation Grant: It was noted that Benner Township needs to be the applicant of this grant and not the Nittany Valley Joint Planning Commission. Mr. Breon moved to adopt Resolution 06-3 which names Benner Township as the applicant for the Peer to Peer study grant. Mr. Elnitski seconded the motion.

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

Fastshoez Conditional Use Application: Mr. Elnitski moved to acknowledge receipt of the Fastshoez Conditional Use application and pass it on to the Planning Commission for their review and recommendations. Mr. Swartzell seconded the motion.

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

EXECUTIVE SESSION

The Board held an executive session from 10:38 to 10:50 on personnel matters.

The Board noted that they will grant Mr. Shamalla his month leave of absence from June 1 to July 1, 2006. The Board noted that this year's Fall Festival will be monitored very closely and will be used to review Mr. Shamalla's job performance.

Benner Township Athletic/Scholastic Participation Award Applicants:
Applicants for the Athletic/Scholastic Participation Awards were reviewed by the Board. Winners chosen as receiptants of this year's awards were Dana Grove and Jordan Williams.

Penn State/Benner Township Memo of Understanding: It was noted that Mr. Swartzell will be the Township's representative to meet with Penn State concerning the memo of understanding for the property that they will be receiving from Rockview.

CORRESPONDENCE

The Board acknowledged receipt of the following correspondence:

1. Letter from Verizon Re: Franchise Legislation
2. SBWJA April 24, 2006 minutes
3. Letters from Center Media Values Re: Public Access
4. CATA Budget
5. Letter from Mike Hanna Re: New or Innovative Water/Wastewater Technology Grants
6. Copy of Borrowing Base Certificate

ADJOURNMENT

The meeting was adjourned the time being 11:06 p.m.

Sharon Royer, Sec.