

24/7 Conditional Use Hearing
August 6, 2007

The conditional use hearing for 24/7 Self Storage Units was called to order at 7:30 p.m. by the Chairman, David Breon with member John Elnitski, Jr. present. Mr. Swartzell was absent. Also in attendance were Ron Mattern, Terry Croyle, Jason Horner and Renee Swancer.

Mr. Horner noted that the mini storage facility proposed would be built on Lot #23 of the Airport Park Subdivision. The lot is 2.64 acres in size and has the tax parcel of 12-4-35. Four buildings would be built with a total of 146 units. One of the proposed buildings will be accessible from one side only and will be approximately 25' X 200', another proposed building will be 30' X 180' that can be accessible from each side and the two remaining buildings will be climate controlled and approximately 55' X 140'. No water or sewer will be needed on site.

The site will be gated, lit and monitored through 24-hour video surveillance. Entry and exit through the security gate is keyed to an individual personal identification number which allows the client 24-hour access to his or her unit. The sites are monitored through the Company's state of the art computer system, which also permits potential clients to rent on-line and to access their accounts 24 hours a day, 7 days a week. This location is also equipped with a direct line call box that is connected 24 hours a day, 7 days a week to the Company's manager. Units may be rented over the telephone, via the internet, or in person by appointment.

Mr. Croyle noted that they do not allow hazardous materials to be stored in their storage units.

The sites will be landscaped with evergreens, shrubs and meadow mix.

The hearing was concluded the time being 7:45 p.m.

Benner Township Supervisors
August 6, 2007

The regularly scheduled meeting of the Benner Township Board of Supervisors was called to order at 7:46 p.m. by the Chairman, David Breon with member John Elnitski, Jr. present. Mr. Swartzell was absent. Also in attendance were Ron Mattern and Renee Swancer.

Rezoning/Zoning Ordinance Text Amendment Request M & W Joint Venture:

Mr. Breon moved to accept the application from M & W Joint Venture and pass this request for a zoning amendment on to the Planning Commission for their review, comments and recommendations. Mr. Elnitski seconded the motion.

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

MINUTES

The minutes of July 16, 2007, were presented to the Board for their review and comments. Mr. Elnitski moved to approve the minutes as presented. Mr. Breon seconded the motion.

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

BILLS

The bills of August 6, 2007, were presented to the Board for their review and approval. Mr. Elnitski moved to approve the bills as presented. Mr. Breon seconded the motion.

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

ZONING OFFICER'S REPORT

Teamsters: It was noted that the Teamsters have made application to the Zoning Hearing Board for a setback variance.

OLD BUSINESS

Comcast Franchise Fee Agreement Renewal: Negotiations are continuing.

NVJPC: Nothing new to report.

Canyon Property Transfer: It was noted that Hanna's office is trying to schedule a joint meeting, a date has yet to be scheduled.

Township Building Repairs - Nothing new to report.

Dr. Clair Driveway: The Board is in receipt of a letter dated July 27, 2007, seeking to be placed on the Board's agenda. It was noted that this will be on the Board's next agenda and that letters will be sent to Ms. Azar and Mr. Panko informing them of this.

ARL Deck Permit: Mrs. Swancer noted that we are in receipt of a statement from ARL listing their mission statement. It was noted that an on site inspection is still desired.

Spring Creek Watershed Commission Agreement: Mr. Elnitski moved that this agreement and draft ordinance be forwarded on to the township solicitor for his review and legal advertising. Mr. Breon seconded the motion.

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

Grove Park: Stone sign: Mrs. Swancer noted that she spoke with the Township solicitor regarding the stone development sign that is located on the property that is to be dedicated to the township. Mr. French indicated that the Homeowner's Association will need to draft a hold harmless agreement and give it to the Township in order to keep the sign in its current location.

Mr. Elnitski noted that he would like the developer contacted to see if they will have any additional fill that can be used in the t-ball field lot.

NEW BUSINESS

Township Cell Phone: It was noted that the Township's current cell phone will soon be absolute with it being an analog phone so the service was cancelled. The Board asked that other plans be looked into for an upcoming meeting.

Haunted Trail: It was noted that Kathleen Raupach from Penn State contacted the office to see if the Township is interested once again in having her class participate in the Haunted trail. Discussion was held. Mrs. Swancer noted that she would speak with Ms. Raupach and also check with the Hartles to see if they plan to hold their haunted trail this year as well.

CORRESPONDENCE

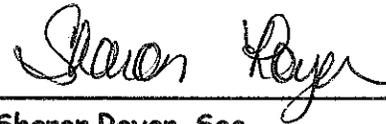
The Board acknowledged receipt of the following correspondence:

1. Letter Re: Bellefonte Borough Authority - Sewage Treatment Plant Capital Improvements SBWJA
2. 2007 Centre County Long Range Transportation Plan 2030 Update
3. Centre County Planning Office
 - a. Lot Addition & Replot Thomas to Kormanic
 - b. Time Extensions
 1. Restek
 2. Grove Park Subdivision Phase II
 3. Cleveland Brothers Parts & Distribution
 4. Opequon Hill Phase 2 & 3
4. University Park Airport - Act 14, 67 & 68 Notifications (New parking lots)
5. SBWJA Minutes July 9, 2007
6. ClearWater Conservancy letter Re: Spring Creek Canyon

Executive Session: The Board held an executive session on personnel matters from 8:30 to 9:12 p.m.

ADJOURNMENT

The meeting was adjourned the time being 9:15 p.m.



Sharon Royer, Sec.