

**Benner Township Supervisors
January 15, 2007**

The regularly scheduled meeting of the Benner Township Board of Supervisors 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 Dr. Gerald Clair, John Sepp, Patrick Bernhard, Doug Weikel, Rob Fugate, Jeremy Miller, Keith Sunderland and Renee Swancer.

University Park Airport
Conditional Use Request

Mr. Breon read aloud the Conditional Use decision for the University Park Airport's request to convert Runway 16/34 into Taxiway "J". There were no objections from anyone in the audience. Mr. Swartzell moved to grant the University Park Airport their conditional use request with the conditions as read. Mr. Breon seconded the motion.

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

PERSONS TO ADDRESS THE BOARD

Dr. Gerald Clair: Dr. Clair was present to receive an update on the status of his request to expand the use of his current driveway for two additional lots. It was noted that the issue of site distance has been resolved. Another issue that was brought up previously was if the right of way is in the physical location of the original description. It was noted that this issue has not yet been addressed. More discussion was held. The Board decided to send all property owners who use this driveway as their access a certified letter making them aware of Dr. Clair's intentions to see if they have any objections.

John Sepp/Keith Sunderland Re: Eagle Point Subdivision: Mr. Sepp was present to review with the Board the Eagle Point Subdivision Plan. Mr. Sepp noted that the developer, keeping in mind of the concerns of the Planning Commission, has decided to try to dedicate the area to the rear of the residential lots to a conservancy agency for protection. Mr. Fugate indicated that it is the Planning Commission's wishes that these lots not be built upon at all. Mr. Sepp indicated that the property is currently zoned R-3 and that the owner could build apartments or other multi-family housing on the property as this would be a permitted use. However, they are choosing to build single family homes that will have less of an impact.

Executive Session: Mr. Elnitski called for an executive session at 8:02 p.m. Mr. Breon seconded the motion.

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

The meeting was reconvened the time being 8:06 p.m. It was noted that the executive session was held to discuss legal issues.

Robert Fugate: Mr. Fugate updated the Board on the items that the Planning Commission has been reviewing. He noted that they feel fueling facilities in the Rockview Park area must be made a conditional use to protect the groundwater and surrounding sensitive areas. The Planning Commission has also stressed that the Rockview Park use best use practices to deal with their stormwater runoff. They noted that they have concerns about stormwater ponds being located near potential sinkholes.

MINUTES

The minutes of January 2, 2007 (Organizational Meeting and Regular Meeting), were presented to the Board for their review and comments. Mr. Elnitski moved to approve the minutes as presented to the Board. Mr. Swartzell seconded the motion.

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

BILLS

The bills of January 15, 2007, 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 list of items that he is currently reviewing on the Board's behalf. Mr. Weikel presented the Board with the Roadway Parking Study and the Speed Restriction Study that his firm completed as requested. The corresponding ordinance will now need to be revised based on the study outcomes.

ZONING OFFICER'S REPORT

Mrs. Swancer noted that it is Mr. French's recommendation that the Mobilehome Park Ordinance be kept as part of the township's Zoning Ordinance.

She noted that she has spoke with the family in Willowbend concerning the complaint that was received regarding the "bodyshop". The occupant indicated that he only fixes cars for his several kids to drive.

It was also noted that several surety packages will need to be extended at the Board's next meeting.

OLD BUSINESS

Spring Township Agreement/Boundary Change: This item continues to be tabled.

Patton Township/Benner Township Boundary: This item continues to be tabled.

Comcast Franchise Fee Agreement Renewal: Tabled.

Nittany Valley Joint Planning Commission: Nothing new.

Canyon Property Transfer: It was noted that Scott Cope from DCNR has indicated their staff biologist isn't satisfied with the draft of the Western PA Conservancy report and has questions regarding the report. A meeting will be scheduled with DCNR and the Conservancy so that these questions can be discussed and addressed.

Township Building Repairs: Tabled.

Job Descriptions: Mr. Swartzell indicated that he has sent the Recreation Manager job description electronically so that the Board members may edit it. He also indicated that he has information to share from PSATS concerning firms that specialize in grant writing.

NEW BUSINESS

Air National Guard Planning Module: Mrs. Swancer gave the board an update on the status of this planning module. It was noted that Patton Township is also completing a module for this site since the flows are in Patton Township but being conveyed to Benner Township through SBWJA. Mr. Elnitski moved to approve Resolution 07-1 "Air National Guard Planning Module". Mr. Swartzell seconded the motion.

Vote: Mr. Elnitski - yes

Mr. Swartzell - yes

Mr. Breon - yes

Memo of Understanding Glen at Paradise Hills: Mr. Elnitski moved to approve the memo of understanding for the Glen at Paradise Hills. Mr. Swartzell seconded the motion.

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

Centre County Long Range Transportation Plan 2007 Update: The Board discussed the projects listed in this plan that are in Benner Township. The Board indicated that they would support the Bellefonte Central Rail Trail from Toftrees to Bellefonte Borough and the Fox Hill Road Bike Lanes. They noted that they do not support the Spring Creek Canyon Trail or the Big Hollow Road Bike Facility with Federal fund money due to the sensitivity of these areas and the specifications the trails would need to be built to.

2007 Road Projects: Mr. Bernhard noted that he will be meeting with our Penn Dot representative to write bids for repaving of the remainder of Fox Hill Road and capping Valentine Hill Road.

CORRESPONDENCE

The Board acknowledged receipt of the following correspondence:

1. SBWJA Minutes of December 11, 2006
2. Centre County Planning & Community Development Office Correspondence
 - a. Time Extensions
 1. Polymics
 2. Opequon Hill
 3. Village of Nittany Glen
 4. Eagle Point, Phase 1
 - b. Cleveland Brothers - Final Plan Submission
 - c. Mansun Tours Building enclosure
3. Letter from Nate Campbell interest in serving on Planning Commission
4. DEP report on blasting at Grove Park

The Board asked that Nate Campbell's letter be passed on to the Planning Commission.

ADJOURNMENT

The meeting was adjourned the time being 9:33 p.m.

Sharon Royer, Sec.