

**Benner Township Supervisors
July 2, 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 member James Swartzell present. Mr. Elnitski was absent. Also in attendance were Genny Robine, Brian Rodgers, John Sepp, Wayne Engle, James Martin and Renee Swancer.

Centre County Airport Authority Conditional Use: Mr. Breon read aloud the proposed conditions for the terminal expansion conditional use request. Mr. Swartzell moved to approve the request with the noted conditions. Mr. Breon seconded the motion.

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

PERSONS TO ADDRESS THE BOARD

Glen At Paradise: Mr. Engle was present to present the preliminary plan for the Glen at Paradise Hills. This preliminary plan covers three quad-plex buildings. It was noted that the traffic plan for the development at build out has been completed and found not to require a signal. These homes will be designed as a condo community. Mr. Swartzell moved to approve the Preliminary Plan for the Glen at Paradise. Mr. Breon seconded the motion.

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

MINUTES

The minutes of June 18, 2007, were presented to the Board for their review and comments. Mr. Swartzell moved to approve the minutes as presented. Mr. Breon seconded the motion.

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

BILLS

The bills of July 2, 2007, were presented to the Board for their review and approval. Mr. Swartzell moved to approve the bills as presented. Mr. Breon seconded the motion.

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

ZONING OFFICER'S REPORT

**Dawson:* Mrs. Swancer noted that she has contacted the Dawsons regarding the trailers that remain in their yard.

**Fenton:* Mrs. Swancer noted that a complaint has been received regarding Dean Fenton's property along Buffalo Run and the lack of lawn maintenance.

**Weatherbee:* It was noted that a complaint has also been received concerning the Weatherbee's swimming pool and the lack of its maintenance which is causing mosquitoes to breed there.

**Walker:* Mr. Breon noted that it has been brought to his attention that Walker's inground swimming pool isn't completely fenced in.

** Teamsters:* Mrs. Swancer noted that she has spoken with Mr. Roth and Mr. French regarding the Teamster's request. Mr. Roth noted that some type of physical screening more than plantings would be required. Mr. French suggested that they file with the Zoning Hearing Board.

****Mr. Elnitski is now present. The time being 8:06 p.m.**

PERSONS TO ADDRESS THE BOARD

John Sepp/Jim Martin: Mr. Sepp reported that three of the names that are being considered for the new business park are:

Benner Business Park

TechView Business Park

Penn Tech Business Park

Mr. Swartzell made the suggestion of "Benner Commerce Park". Mr. Sepp noted that he would let the Board know of that suggestion.

Mr. Sepp indicated that the group would really like to have a meeting with Mr. Roth to discuss the I-3 zoning district. Mrs. Swancer noted that such a meeting would likely cost around \$1,000.

Mr. Martin updated the Board on the Cleveland Brothers project. He noted that they still hope to be moved into their building sometime in October. Mr. Martin noted that the Landscaping Contractor for Cleveland Brothers are suggesting different species of plants be used than what is designated on the plans. Mrs. Swancer noted that the revised plant list will need to be forwarded to the engineer for approval. Discussion was also held concerning signage currently permitted and when can it be erected.

OLD BUSINESS

Comcast Franchise Fee Agreement Renewal: Negotiations are continuing.

NVJPC: Meetings will be held three times per year. We are waiting to hear on the dates. Mr. Breon noted that would like to have a chart or outline with highlights on the existing zoning and the new significant changes.

Canyon Property Transfer: Mr. Breon noted that DCNR is requesting that a meeting of the Steering Committee be called so that they can review the RFP scope of work.

Mr. Breon noted that he is working on a Frequently Asked Question sheet on the Spring Creek Canyon Property to be placed on the Township's website.

It was noted that Clearwater Conservancy is asking that a Conservation easement be placed on the entire tract regardless of who receives the property to insure that it is protected. Mr. Elnitski noted that he contacted Representative Joseph asking to see a copy of the legislation that has been introduced.

Mr. Breon suggested that Mr. Swartzell be the Township's point of contact for the discussions concerning the Central PA/Centre County athletic venue.

Municipal Building Repairs: Nothing new to discuss.

Dr. Clair Driveway: This item remains tabled.

Buffalo Run Community Park/Field: Mr. Elnitski noted that he has spoken with members of Bellefonte Little League and they are willing to do work to improve the field if the Township will purchase the materials, i.e. dirt, pitching mound. It was noted that there is still some money left in an account that was raised by the ball teams when the Township ran the league and that that money could be used to purchase the materials needed. Mr. Breon moved to authorize this work to be done to the field. Mr. Swartzell seconded the motion.

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

NEW BUSINESS

Quici Planning Module: The James Quici Planning Module was presented to the Board for their approval. Mr. Swartzell moved to approve the Planning Module as presented. Mr. Elnitski seconded the motion.

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

24/7 Storage Facility MOU: Mr. Elnitski moved to approve the Memo of Understanding for the 24/7 Storage Facility that is being proposed in Airport Park. Mr. Swartzell seconded the motion.

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

Planning Commission Vacancies: It was noted that Mr. Robinson has resigned from the Planning Commission and that we have received a notice from Nancy Swartzell that she will be resigning from the Water Authority. It was noted that these vacancies will be published in the upcoming newsletter.

Seibert Road Sewer: It was noted that the sewer extension for Seibert Road/Willowbend should be bid out this fall with construction beginning next year.

Shared Services Update: Mrs. Royer gave the board an update on the last shared service meeting. Discussions are taking place on creating a formula to insure a more fair way of paying for fire protection. The next meeting is scheduled for July 25th at 5 p.m. at the Pleasant Gap Fire Company Fire house.

Surety Reductions for Nittany Glen: It was noted that the Mr. Weikel has reviewed and concurred with these requests for surety reductions. Phase I from \$198,373.70 to \$72,388.65 and Phase II from \$165,872.97 to \$35,633.13. Mr. Swartzell moved to approve these requests. Mr. Breon seconded the motion.
Vote: Mr. Elnitski - yes Mr. Swartzell - yes Mr. Breon - yes

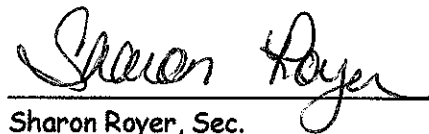
CORRESPONDENCE

The Board acknowledged receipt of the following correspondence:

1. County Planning Commission Letters
 - a. Glen at Paradise Hills - North
 - b. Non-Substantive Change Eagle Point
 - c. Lot Consolidation & additions & replots Fisherman's Paradise
 - d. Grazzini Land Development Plan
 - e. Time Extensions - Nittany Glen Phase 2A, Opequon Hill Lot 83, Eagle Point Phase III, Eagle Point Phase I
2. SBWJA Minutes June 11, 2007
3. Letter from DCED announcement of 1.5 million EDA funding awarded to Rockview Business Park

ADJOURNMENT

The meeting was adjourned the time being 9:25 p.m.


Sharon Royer, Sec.