

Centre County Airport Authority
Conditional Use Hearing
May 7, 2007

The Conditional Use hearing for the Centre County Airport Authority was called to order at 7:30 p.m. by the Vice Chairman, James Swartzell with member John Elnitski, Jr. present. Mr. Breon was absent. Also in attendance were Genevieve Robine, Douglas Mace, Linda Mace, Brian McKinley, Mike Uchreat, William Spedding, Rick Grazzini, Bryan Rodgers, Robert Jones, Charles Welch and Renee Swancer.

Mr. Jones was present to represent the Airport Authority in this hearing. Mr. Jones noted that the major expansion of the airport terminal building has been postponed by approximately 10 years due to funding constraints. The Authority would like to expand the existing terminal building by 6,428 square feet to accommodate a larger centrally located concession area and expanded gate lounge area beyond the security checkpoint.

It was noted that in order to do this project the Airport Authority must apply for a setback variance from the rear yard property line from the Zoning Hearing Board. Mrs. Swancer noted that the ordinance requires 75 feet and if built to the plans that are being submitted it would be at approximately 16 feet. Mr. Elnitski raised questions whether this project would meet the requirements for a variance to be granted.

Due to the fact that Mr. Swartzell is a member of the Centre County Airport Authority and Mr. Breon is absent, the hearing was recessed the time being 7:47 until May 21, 2007 at 7:30 p.m.

Benner Township Supervisors
May 7, 2007

The regularly scheduled meeting of the Benner Township Board of Supervisors was called to order at 7:47 p.m. by the Vice Chairman, James Swartzell with member John Elnitski, Jr. present. Mr. Breon was absent. Also in attendance were Genevieve Robine, Douglas Mace, Linda Mace, Brian McKinley, Mike Uchreat, William Spedding, Rick Grazzini, Bryan Rodgers, Robert Jones, Charles Welch and Renee Swancer.

PERSONS TO ADDRESS THE BOARD

Richard Grazzini: It was noted that Mrs. Swancer asked Mr. Grazzini to attend tonight's meeting so that he may explain what he intends to do on the property that he purchased at 1107 Buffalo Run Road, Bellefonte. Mr. Grazzini noted that the property he acquired is 20 acres in size and intends to construct a greenhouse that is approximately $\frac{1}{2}$ acre in size. Mr. Grazzini stated that he will use the greenhouse area to invent new plants that will be patented and sold to others for mass reproduction and sales. Mr. Grizzini stated that he will be moving into the existing home. No retail or wholesale sales will take place on site. He noted that he will have Federal Express or UP trucks making deliveries and pick ups. Mr. Grizzini anticipates that he will have 8 or 10 employees for his greenhouse operation.

Questions were raised if any noise would be generated from the site. It was noted that the greenhouse will have venting fans located in the roof eaves but loud noise is not anticipated.

Douglas Mace: Mr. Mace was present to discuss a potential subdivision of his property located off of Armagast Road. Mr. Mace noted that he currently has two parcels of ground that totals approximately 105 acres. He would like to sell off 58 acres to someone who would like to be guaranteed that he'll be able to get 33 build able lots. Discussion was held. The Board noted that without surveying, water testing, etc. there is no guarantee that this many lots will be possible. It was noted that tentatively the new zoning regulations would require Mr. Mace to do a lot consolidation plan joining his two parcels and then the regulations would allow for one lot for every 3 acres.

Brian McKinley: Mr. McKinley was present to present the Dimmick Family Trust planning module for approval. Mrs. Swancer noted that the module has been reviewed and found to be complete. Mr. Elnitski moved to approve Resolution 07-4 approving the Dimmick Family Trust Planning Module. Mr. Swartzell seconded the motion.

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

Mr. McKinley was also present to present the Glenn at Paradise North planning module for approval. Mr. Elnitski moved to approve Resolution 07-5 approving the Glenn at Paradise North planning module. Mr. Swartzell seconded the motion.

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

Genny Robine: Mrs. Robine was present to go over various items with the Board.

*Garbage Clean up went well. Mrs. Robine thanked the Supervisors for allowing the group to use the truck to haul the garbage to the transfer station.

*Quorum issues with the Planning Commission Meetings. Mrs. Robine noted that the Planning Commission has been having difficulties getting enough people to attend to have meetings. Discussion was held about amending the Planning Commission's by-laws regarding meeting attendance.

*Township Slogan/Logo: Mrs. Robine noted that she read with interest in the *Township News* about holding a contest within the township to create a township slogan and logo. Discussion was held about putting this in the newsletter and creating a committee to choose the winner.

*Work Force Housing - Mrs. Robine questioned if the proposed development in Spring Township/Bellefonte Borough border would allow for enough work force housing that the area along Shiloh Road could be left alone.

Riff Raff: It was note that we have been notified that if we want to continue to collect tires that we will have to apply for special permits from DEP and keep detailed records of where the tires were collected from. In addition, we have been informed that businesses outside the Township have been bringing their tires in and placing them at family members/friends' homes to get rid of their excess tires. It was noted that we would place an article in the upcoming newsletter informing residents that we will no longer pick up tires.

MINUTES

The minutes of April 16, 2007, 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 - absent

BILLS

The bills of May 7, 2007, 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 - absent

ZONING OFFICER'S REPORT

Mrs. Swancer noted the Planning Commission is continuing to review the drafts of the Zoning Ordinances. The Planning Commission has scheduled an extra meeting for the month of May and June for extra time in the review process.

OLD BUSINESS

Comcast Franchise Fee Agreement Renewal: Negotiations are continuing.

NVJPC: Noting new to report.

Canyon Property Transfer: Nothing new to report.

Township Building Repairs: Nothing new to report.

Job Descriptions - Recreation Manager/Grant Writer: Mr. Swartzell noted that he made several contacts at the township convention and will include these firms when sending letters out for information.

Dr. Clair/Driveway: It was noted that Sandra Azar phoned and wanted assurances that she would be informed of a meeting when the Clair driveway would be discussed. She also noted that she hasn't been contacted by Dr. Clair's attorney other than by means of copies that were sent to Mr. Panko.

StoneCrest/Benner Pike Traffic Signal Plan: It was noted that Mr. Weikel has reviewed the StoneCrest/Benner Pike signal plan and recommends approval. Mr. Elnitski moved to approve and sign the Stone Crest/Benner Pike signal plan. Mr. Swartzell seconded the motion.

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

Rolling Ridge/Eagle Point Traffic Signal Plan: It was noted that Mr. Weikel has reviewed the Rolling Ridge/Eagle Point Traffic Signal Plan and recommends approval. Mr. Elnitski moved to approve and sign the Rolling Ridge/Eagle Point Traffic Signal Plan. Mr. Swartzell seconded the motion.

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

NEW BUSINESS

Line Painting Quotes: It was noted that faxes were sent out to three line painting contractors but only one quote was received back. Mr. Elnitski moved to approve the line painting quote to Alpha Space Control. Mr. Swartzell seconded the motion.

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

Marjorie Cadman Residue Minor Subdivision Plan: Mr. Elnitski moved to approve the Minor Subdivision Plan for Marjorie Cadman Residue with the comments that Mrs. Swancer has made. Mr. Swartzell seconded the motion.

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

Barry & Mary Alice McMurtrie Minor Subdivision Plan: Mr. Elnitski moved to approve the Minor Subdivision Plan for Barry & Mary Alice McMurtrie with the comments that Mrs. Swancer as attached. Mr. Swartzell seconded the motion.

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

Penn Recycling, Inc. - Bonding Release: It was noted that the road superintendent and engineer have inspected the roadway and has found no damage. Mr. Swartzell moved to release Penn Recycling from their bond. Mr. Elnitski seconded the motion.

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

Fillmore United Methodist Church - Park Request: It was noted that the Fillmore Church would like permission for a balloonist to tether a hot air balloon at the Buffalo Run Community Park. The insurance agent said that they won't be a problem with this as long as both the balloon operator and the church list the township as additional insured. Mr. Elnitski moved to approve the request as long as these conditions are met. Mr. Swartzell seconded the motion.

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

Joint Municipal Co-Operation Resolution: This item was tabled until the next meeting.

Polymics Land Development Plan: It was noted that the Board previously approved this plan pending receipt of the surety agreement. Surety has now been received thus allowing the Board to sign off on the Plan for recording.

CORRESPONDENCE

The board acknowledged receipt of the following correspondence:

1. Centre County Planning Office
 - a. Minor Land Development - Filter Equipment Upgrade/Fish Culture Station
2. CATA 2007/2008 Budget
3. Trans Associates - Rockview Business Park Traffic Impact Study Scope
4. SBWJA Minutes - April 9, 2007
5. Ralph Houck letter to Michele Kimble RE: Sewage Permit Application
6. Bellefonte Fire Department Monthly Reports
7. DEP correspondence Re: Bellefonte Borough's Act 537 Update
8. Notice of Non-Substantive Change for Remodelers Workshop

9. Letter from Stream Monitors to Sen. Corman and response
10. Centre County Long Range Transportation Plan Update

ADJOURNMENT

The meeting was adjourned the time being 9:17 p.m.



Sharon Royer, Sec.