

## **Benner Township Board of Supervisors**

**September 6, 2007**

The regularly scheduled meeting of the Benner Township Board of Supervisors 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 Thomas Eby, John Sepp, Rick Hoose, Robert Tepke, Joe Bubas, Clair Stem, Matthew Kelly, Paul Rumley, Dan Hughes, James Martin, Edward Guenot, and Tom Kulakowski.

### **PERSONS TO ADDRESS THE BOARD**

Dan Hughes - Rogers/Clair Properties: Mr. Hughes noted that he is envisioning a Metro/Commercial shopping center for the Rogers/Clair properties. He noted further that he believes that this site can support two anchor stores of 120,000 to 160,000 sq. feet each and then several other "Jr." stores of 30,000 sq. feet. Mr. Hughes noted he feels that there is also the potential for a few family restaurants. Mr. Hughes noted that he doesn't think that this location will work for a "life style center" which has stores on the lower floor with apartment housing above them. Mr. Hughes noted that if College Township does not allow for this type of development that the development could be kept in Benner Township by building one half of the development on one side of the road and the second half on the other side of the road.

John Sepp/Jim Martin: Mr. Sepp noted that the paving is complete. Two sinkholes have been encountered during construction. The last one is being fixed. Mr. Sepp noted that they hope to have the surety figures over to the Township Engineer for review next week. Surety will include the traffic signal and the cost to realign "prison drive". Mr. Sepp noted that he plans to attend the Board's meeting of October 1<sup>st</sup> to have the plan signed and recorded. It was noted that Cleveland Brothers hopes to receive their occupancy permit by October 26<sup>th</sup>.

Mr. Sepp noted that the Chamber has agreed to pay for the meeting with Mr. Roth and would like to have this meeting scheduled as soon as possible.

It was noted that the name for the new park is the "Benner Commerce Park".

Jim Martin introduced Rick Hoose, Resident Manager of the new facility; Robert Tepke, Retired Cleveland Brothers employee - current consultant; and Joe Bubas, Cleveland Brothers Parts Manager.

Mr. Martin noted that 65% of the building is complete. They are hoping for a mid to late October occupancy and open for business on December 10<sup>th</sup>.

Signage for the new Cleveland Brothers site was discussed. Mr. Martin noted that they would like to have a canopy sign, a building/wall sign, a monument sign and a pole sign. It was noted that under the township's current ordinance only two of these signs would be allowed. Mrs. Swancer noted that she would ask Mr. Roth for the sign section to see what the new ordinance would allow. Discussion was held regarding have a regulation that takes the size of the building into consideration for sign size.

Clair Stem: Mr. Stem noted that he thinks that the Centre Communication tower on his property has five other users on it and hasn't received the proper permitting for the them. The Board asked that Mrs. Swancer write a letter to Centre Communication for clarification on what is there.

Ed Guenot/Grove Park Surety Extension: The Grove Park Surety extension was presented for approval. It was noted that this surety package is about to expire and with approval it will be extended for an additional year. Mr. Elnitski moved to approve the Grove Park Surety package for an additional year. Mr. Swartzell seconded the motion.

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

Tom Kulakowski/Ed Guenot: The surety package for Opequon Hill Phase II and III subdivision was presented for approval. It was noted that the amounts have been reviewed and approved by the Township Engineer. Mr. Elnitski moved to approve the surety package for Opequon Hill, Phase II and III. Mr. Swartzell seconded the motion.

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

Opequon Hill - Phase II and III Plan: Mr. Elnitski moved to approve the Opequon Hill Phase II and III plan for signatures. Mr. Swartzell seconded the motion.

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

## **MINTUES**

The minutes of August 20, 2007 were presented to the Board for their review and comments. Mr. Elnitski moved to approve the minutes as presented. Mr. Swartzell seconded the motion.

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

## **BILLS**

The bills of September 6, 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**

Nothing new to report.

## **OLD BUSINESS**

Comcast Franchise Fee Agreement Renewal: It was noted that an all day negotiation meeting was held today with Comcast and the appointed persons representing the Township/Borough group.

Nittany Valley Joint Planning Commission: Mr. Elnitski noted that the September 20<sup>th</sup> meeting will be held at the Marion-Walker School and that the main topic of the meeting will be to discuss creating the Nittany Valley Regional Task Force.

Canyon Property Transfer: Representative Hanna has scheduled a joint meeting to discuss the Canyon Property on September 14<sup>th</sup>.

Kepler Pool: Mr. Elnitski noted that he would speak to Ralph Stewart regarding the final outcome of the pool finances for this year. This item is to be tabled.

## **NEW BUSINESS**

Final Plan Paul & Ellen Hartle Subdivision: It was noted that the Planning Module for the Paul & Ellen Hartle Subdivision was presented to the Board for their approval. It was noted that the module has been reviewed and

found to be complete. Mr. Elnitski moved to approve the planning module and plan as presented. Mr. Swartzell seconded the motion.

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

Conditional Use Applications: The Board is in receipt of a conditional use application from the Centre County Commissioners for a storage building on the County Prison Property and a conditional use application from the Centre County Airport Authority for a parking toll booth. Mr. Elnitski moved to accept these applications and forward them on to the Planning Commission for review and recommendations. Mr. Swartzell seconded the motion.

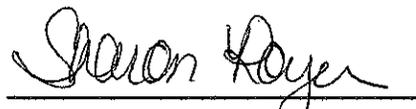
### **CORRESPONDENCE**

The Board acknowledged receipt of the following correspondence:

1. SBWJA Minutes of August 13, 2007
2. Bellefonte Fire Department - July 2007 report
3. County Time Extensions
  - a. Bary & Alice McMurtrie to Toby Capparelle
4. Comcast Connections Newsletter

### **ADJOURNMENT**

The meeting was adjourned the time being 8:37 p.m.

  
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Sharon Royer, Sec.