

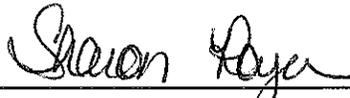
University Park Airport - Fuel Tank
Conditional Use Hearing Decision
April 7, 2008

The Conditional Use Hearing for the University Park Airport was called to order at 7:30 p.m. by the Chairman, John Elnitski, Jr. with member David Breon present. Mr. Swartzell was absent. Also in attendance were Larry Jodon, Renee Swancer, William Spedding, David Palmer, Todd Smith, Jeff Bowman, David Wise, Garen Smith, Edward Guenot, Mark Lawrence, Randy Moyer, Howard Grove, Edward Galus.

Mr. Elnitski read the University Park Airport Conditional Use Decision aloud. No one in attendance voiced any objects. Mr. Elnitski moved to approve the decision as presented. Mr. Breon seconded the motion.

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

Adjournment 7:35 p.m.



Sharon Royer, Sec.

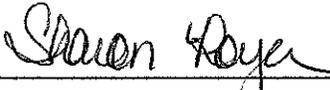
Self Storage For You
Conditional Use Hearing
April 7, 2008

The Conditional Use Hearing for Self Storage For You was called to order at 7:37 p.m. by the Chairman, John Elnitski, Jr. with member David Breon present. Mr. Swartzell was absent. Also in attendance were Larry Jodon, Renee Swancer, William Spedding, David Palmer, Todd Smith, Jeff Bowman, David Wise, Garen Smith, Edward Guenot, Mark Lawrence, Randy Moyer, Howard Grove, Edward Galus.

Mr. Jodon went over his proposed project to be located on lot 1B of the Victorian Village Subdivision Plan off of the Benner Pike, Bellefonte. Mr. Jodon noted that it is his intention to construct a total of 8 buildings approximately 56,000 sq. feet total building areas that will be used as storage units. His plan calls for the phasing of the construction of these buildings. Two of the buildings are proposed to be two stories and will be climate controlled. The entrance to this lot will be off of Amberleigh Lane. Access to the facility will be limited by the use of a key pad control. The lot

is 3.44 acres in size. All adjoining property owners were notified of this proposed project. The Board acknowledges receipt of letters from Michael Glass and Lauren & David Clemens adjoining property owners regarding the project.

The hearing was adjourned the time being 8:03 p.m.



Sharon Royer, Sec.

Benner Township Supervisors
April 7, 2008

The regularly scheduled meeting of the Benner Township Board of Supervisors was called to order at 8:05 p.m. by the Chairman, John Elnitski, Jr. with member David Breon present. Mr. Swartzell was absent. Also in attendance were Larry Jodon, Renee Swancer, William Spedding, David Palmer, Todd Smith, Jeff Bowman, David Wise, Garen Smith, Edward Guenot, Mark Lawrence, Randy Moyer, Howard Grove, Edward Galus.

PERSONS TO ADDRESS THE BOARD

Garen Smith - Grove Park Phase II: Mr. Smith noted that he and his partners are seeking a non-substantive change approval on Phase II of Grove Park. It was explained further that the change to be made is to eliminate the pump station for this phase of the development. Surety for Phase II in the amount of \$96,758.68 is also being presented to the Board for their approval. Mr. Elnitski moved to approve both the non-substantive change request and the surety package for Grove Park Phase II. Mr. Breon seconded the motion.

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

Grove Park Phase II - Final Plan: It was noted that with the approval of the non-substantive change and the surety package that the Final Plan is now ready for signatures and recording. Mr. Elnitski moved to approve the Grove Park Phase II Final Plan. Mr. Breon seconded the motion.

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

Eagle Point Subdivision Phase 2A: The Board was presented with a surety package for Eagle Point Phase 2A in the amount of \$514,651.50. This subdivision will create one lot that is to be the location of Fulton Bank. Mr. Elnitski moved to approve acceptance of the surety package and to sign the plan for Phase 2A. Mr. Breon seconded the motion.
Vote: Mr. Breon - yes Mr. Swartzell - absent Mr. Elnitski - yes

MINUTES

The minutes of March 17, 2008, were presented to the Board for their review and comments. Mr. Breon moved to approve the minutes as presented. Mr. Elnitski seconded the motion.

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

BILLS

The bills of April 7, 2008, were presented to the Board for their review and approval. Mr. Breon moved to approve the bills as presented. Mr. Elnitski seconded the motion.

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

ZONING OFFICER'S REPORT

Restek Camp: Mrs. Swancer noted that she has a request from Restek to build a camp on Purdue Mountain. She noted that what they are explaining as far as the use of this building meets the township's ordinances, but just wanted to make the Board aware of what is going on in case they receive any inquiries.

OLD BUSINESS

Comcast Franchise Fee Agreement: Tabled.

Zoning-Height Requirements for Campus Industrial District: Discussion was held concerning what height requirements the Board would like to see for the Campus Industrial District. Mr. Elnitski noted that he envisions the Benner Commerce Park Development to look similar to Science Park. He noted further that he would like to see quality buildings being built in this area instead of buildings like the old Lowes that after ten years almost are to the point that they need torn down instead of being reused. The Board noted that if quality buildings were built, that having them built as single story buildings wouldn't be so much of an issue. The Board did note that they would be more willing to compromise if CDICC would reduce their 80%

owner occupied percentage to something more like sixty percent. Mr. Wise, Representative of CDICC, noted that he felt this compromise would be acceptable. Based on these discussions, single story threshold of 150,000 sq. feet was agreed upon and it was asked that Mr. Roth go back and make these revisions to the draft ordinance. Mr. Breon noted that a closer look will need to take place to see if this revised Campus Industrial District will still work for the conditions of the property zoned this way at Airport Park.

Spring Creek Canyon Public Advisory Committee: Candidates bios and explanations on why they would like to serve on this committee were distributed to the Board. Mr. Elnitski moved to appoint Ms. Magyar with Mrs. Alters acting as the alternate. Mr. Breon seconded the motion.
Vote: Mr. Breon - yes Mr. Swartzell - absent Mr. Elnitski - yes

Spring Creek Canyon Technical Committee: Mr. Breon noted that the Consultant is recommending that no more than 7 people be appointed to this Committee. Discussion was held. The Board noted that they did not feel that seven representatives would be enough to cover all areas that need to be represented and feels that the Committee of approximately 15 members in size would be more realistic.

Traffic Solution Quote: This item was tabled until the Board's next meeting.

Ordinance 100: The Board noted that they would rather have this ordinance re-advertised and combined into one.

University Park Airport Traffic Study: This item was tabled until the Board's next meeting.

NEW BUSINESS

Road Material Bids: Sealed bids were opened for stone, paving materials and road oil. The bids were as follows:

	<u>Glenn O. Hawbaker</u>		<u>HRI</u>		<u>Hanson</u>	
	<u>Plant</u>	<u>Delivered</u>	<u>Plant</u>	<u>Delivered</u>	<u>Plant</u>	<u>Delivered</u>
2,000 tons of 2A stone	7.00	9.44			<u>5.35</u>	<u>8.10</u>
2,000 tons of 2RC stone	6.50	8.94			<u>5.05</u>	<u>7.80</u>
400 tons of #4 stone	8.35	10.79			<u>7.50</u>	<u>10.25</u>
100 tons of 2Bs	8.80	11.24			<u>6.95</u>	<u>9.70</u>

500 tons Washed 1Bs	9.50	11.94	<u>7.85</u>	<u>10.60</u>
300 tons 1Bs stone	8.80	11.24	<u>7.85</u>	<u>10.60</u>
400 tons Surge Stone	9.00	11.44	<u>7.45</u>	<u>10.20</u>
100 tons Limestone Sand	<u>12.00</u>	<u>14.44</u>	12.95	15.70
100 tons Cold patch	58.00		<u>53.00</u>	<u>57.50</u>
900 tons 9.5 mil wearing	49.00		48.50/ <u>45.00</u>	
600 tons 19 mil binder	41.00		45.50/ <u>41.00</u>	

Whitaker Roads Corp. Eastern Industries, Inc. Hammaker East Ltd.

3,000 MC 70	<u>2.89/gallon</u>	3.82	3.49
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Mr. Elnitski moved to award all bids to the lowest bidder. Mr. Breon seconded the motion.

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

Benner Commerce Park Minor Subdivision/Land Disposition Plan: Mrs. Swancer noted that she has reviewed the plans and that there are some minor comments to be sent to the County. Mr. Elnitski moved to approve the plan with the comments that Mrs. Swancer drafted. Mr. Breon seconded the motion.

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

Kevin & Jessica Mishock Subdivision: Mrs. Swancer noted that the County wants the Township to issue a driveway permit for Mishock's existing driveway prior to plan approval. It was noted that no permit is on file for this driveway as it was created long before permits for driveways were issued. Mr. Elnitski moved to approve the plan pending that a driveway permit can be issued. Mr. Breon seconded the motion.

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

Water Authority Appointment: The Board is in receipt of an application from Steve Lanich for membership on the Water Authority. Mr. Lanich attended the authority's last Board meeting. Mr. Elnitski moved to appoint Mr. Lanich to the Water Authority with a term ending 12/31/12. Mr. Breon seconded the motion.

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

Paradise Commons Land Development/Street Name: It was noted that a proposed name for the street in Paradise Commons is Zenith Drive. This name has been approved by the County 911 Addressing Specialist but also needs Board's approval. Mr. Breon moved to approve the street name of Zenith Drive. Mr. Elnitski seconded the motion.

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

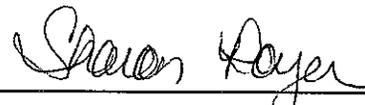
CORRESPONDENCE

1. County Planning Office Correspondence
 - a. Teamsters Local Union No. 8 Land Development Comments
 - b. 24/7 Self Storage Land Development Comments
 - c. Time Extension Requests
 1. Village of Nittany Glen
 2. Preliminary Plan Eagle Point Subdivision Phase III
 3. Grazzini Final Plan
 4. Alt Family Minor Subdivision
 - d. Final Plan of Eagle Point Subdivision Phase 2A
 - e. Lot Addition/Replot Walters/Zimmerman
2. Centre County Conservation District
 - a. Grove Park Earth Disturbance
 - b. Grazzini Earth Disturbance
3. Centre County Industrial Park at Rockview Act 14 Notification
4. PSATS News Bulletin
5. 2008 Proposed Resolutions
6. Traffic Control Tower at University Park Airport response letter
7. SBWJA Minutes of March 10, 2008
8. SBWJA Permit for Sewer Extension
9. University Park Airport Taxiway J, Phase II Fillets Act 14, 67 and 68 Notifications
10. PEL News letter
11. Nittany Glenn Condominium Documents
12. Easement Agreement for Grove Park Homeowners Association

The board also acknowledged receipt of a letter dated April 2, 2008 from Ken & Nancy Schaeffer and Ed Dunkelberger dealing with the concerns that they have regarding a new structure being build on tax parcel 12-4-29C with potential sewage issues.

ADJOURNMENT

The meeting was adjourned the time being 9:40 p.m.



Sharon Royer, Sec.