

Village of Nittany Glen - Conditional Use Request
August 18, 2008

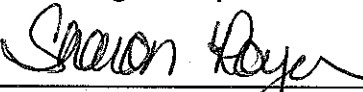
The Conditional Use hearing for Village of Nittany Glen was called to order at 7:30 p.m. by the Chairman, John Elnitski with members James Swartzell and Dave Breon present. Also in attendance were Doug Weikel, Dennis O'Leary, Mark Saville, Denny Krout, Carol Krout-Shuey, Doug Shuey, Chad Stafford, Ann Stacey, David Wise, Jason Fralick and Renee Swancer.

Mr. Elnitski read the findings of fact and the proposed decision for the request. The proposed decision calls for a time extension to allow for the model home lots, parking lot and sales office lot to remain for a period of seven years.

No one from the audience had anything further to add. Mr. Elnitski moved to adopt the decision as read. Mr. Breon seconded the motion.

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

The hearing was adjourned the time being 7:35 p.m.



Sharon Royer, Secretary

Benner Township Supervisors
August 18, 2008

The regularly scheduled meeting of the Benner Township Board of Supervisors was called to order at 7:36 p.m. by the Chairman, John Elnitski with members James Swartzell and Dave Breon present. Also in attendance were Doug Weikel, Dennis O'Leary, Mark Saville, Denny Krout, Carol Krout-Shuey, Doug Shuey, Chad Stafford, Ann Stacey, David Wise, Jason Fralick and Renee Swancer.

PERSONS TO ADDRESS THE BOARD

Ann Stacey/CBICC: Ms. Stacey was present to go over the current versions of the right of way easements for the Benner Commerce Park. The spite strip has been removed. A right of way has been provided to the Krout and Shuey properties. Mr. Swartzell moved to approve the concept plan for

access road locations as long as the comments are met in Mr. Weikel's review report of August 18, 2008. Mr. Breon seconded the motion.

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

Benner Commerce Park Road Names: Mr. Elnitski moved to approve the street names of Penntech Drive and Progress Drive. Mr. Swartzell seconded the motion.

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

MINUTES

The minutes of August 4, 2008, were presented to the Board for their review and comments. Mr. Breon moved to approve the minutes as presented. Mr. Swartzell seconded the motion.

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

BILLS

The bills of August 18, 2008, were presented to the Board for their review and approval. Mr. Breon moved to approve the bills as presented. Mr. Swartzell seconded the motion.

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

ENGINEER'S REPORT

Mr. Weikel went over the items that he has been reviewing on the Board's behalf.

Mr. Elnitski noted that Bellefonte Airport would like to add 10' to each side of the runway to upgrade for additional safety. Questions were raised as to how much stormwater planning needs to be complete for this project prior to submission.

ZONING OFFICER'S REPORT

College Township Letter: Mrs. Swancer noted that this letter came as a complete surprise. She noted that she had conversations with Mark Holdren about a follow up meeting between the two townships and he indicated that he didn't know what more needed to be discussed. Mrs. Swancer noted that she would contact College Township to see what the issues are.

Ag District Regulations: Mrs. Swancer noted that Mr. Roth was working on a comparison on what the Township is proposing for our Ag District verses the regulations in the Patton Township Ag District. He is also going to take a look at how these changes may impact the Comprehensive Plan.

OLD BUSINESS

Comcast - This item was tabled until the Board's meeting on September 4th.

Canyon Property Updates: It was noted that there are upcoming meetings scheduled for the Public Advisory Committee and the Technical Advisory Committee.

It was noted that additional meeting room tables are needed. Mr. Breon noted that he would like to see a certain type of tables purchased. Mr. Elnitski moved to purchase additional tables for the meeting room. Mr. Swartzell seconded the motion.

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

Nittany Glen Stipulation of Agreement: The Board noted that they were fine with the draft of the agreements. Mrs. Swancer noted that the agreements have been reviewed by Mr. French and have been found to be in order. Mr. Elnitski moved to authorize Attorney French to execute these agreements on the Township's behalf. Mr. Swartzell seconded the motion.

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

Gerald Clair Driveway: Mrs. Swancer noted that she forwarded all of the documents that Mr. Swartzell had given her regarding the Clair driveway to Attorney French. Mr. French indicated that the Township cannot do anything further until this matter is completely resolved in the courts.

Trash Study: Mr. Swartzell gave the Board an update on the Trash Study meeting that was held on August 7th. More information should be forthcoming. It was the group's hope to have the trash collection program in place by April 1st of 2009.

NEW BUSINESS

Bellefonte Borough Fire Protection Agreement: This item was tabled.

EMT Tax: Discussion was held as to how the township would generate additional funds that will be needed to pay for the increase in fire protection. Mrs. Royer noted that she contacted the school district office to see how much additional income could be realized if the township increases the Occupational Privilege tax to \$52 like so many of the other townships did several years ago. The school district stated that over \$110,000 additional funds should be collected if the rate was increased. Mr. Elnitski moved to start the proceedings to increase this tax. Mr. Swartzell seconded the motion.

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

Traffic Signals Application for Benner Pike and Amberleigh Lane: Mr. Elnitski moved to approve Resolution 08-4 for the application to submit for a Penn Dot Permit for the traffic light to be located at the intersection of Benner Pike and Amberleigh Lane. Mr. Breon seconded the motion.

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

EXECUTIVE SESSION NOTES

The Board noted that they held an executive session this evening at 7:15 to 7:28 to discuss potential litigation. All three Board members were present.

An additional executive session was called from 8:25 p.m. to 8:35 p.m. to discuss personnel matters. All three Board members were present.

CORRESPONDENCE

The Board acknowledged receipt of the following correspondence:

1. PSATS News Bulletin
2. SBWJA Minutes of July 28, 2008
3. LEMA Newsletter
4. Penn Dot Comment Letter Re: Benner Commerce Park Traffic Impact Study
5. Letter Spring Township sent to SBWJA member RE: Spring Creek Relief Interceptor Project

NOTES

*Mr. O'Leary noted that Donald Behrers, one of the part-time seasonal employees, has decided to retire.

*It was noted that the road oiling has been completed. He noted further that he has received quotes from Pine Creek Township to tar and chip Dixon Lane, Fishburn Hill Road and Gyp Road.

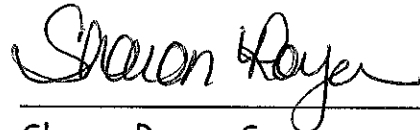
*Mr. O'Leary noted that CPI is still planning to make repairs to the old pump house building up at the park. He estimated that up to \$2,000 in materials will be needed and up to one week of township time to prep the building.

*Road Repairs - Mr. O'Leary noted that he will contact Mr. Elnitski when the site meeting is scheduled with Spring - Benner - Walker's contractor regarding the roadway repairs needed from the sewer line extension work.

*Mrs. Swancer noted that a group of Centre Peace has been in regarding opening up a halfway house in a home that is located near their property.

ADJOURNMENT

The meeting was adjourned the time being 8:55 p.m.



Sharon Royer, Sec.