

Benner Township Supervisors

February 4, 2008

The regularly scheduled meeting of the Benner Township Board of Supervisors was called to order at 7:30 by the Chairman, John Elnitski, Jr., with members James Swartzell and Dave Breon present. Also in attendance were Brad Beichner, Susan McConnell, Stacy Lonenberger, Erika Sweigard, Bryan Harnish, John Sepp and Renee Swancer.

PERSONS TO ADDRESS THE BOARD

John Sepp: Mr. Sepp was present to ask about time lines for the new zoning ordinance. He explained further that the CDICC property needs rezoned in order for the Benner Commerce Park Preliminary Plan to be submitted to the County. Discussion was held as to how this submission could be accomplished. Mrs. Swancer suggested that perhaps CDICC should apply for a rezoning of the property and a zoning amendment. Mr. Sepp also noted that the Chamber would like to see the impervious limits in the C-2 Zone raised from 60% to at least 70 and perhaps even as high as 75%. More discussion was held. Mr. Sepp noted that he would discuss applying for the rezone and zoning amendment with his client.

MINUTES

The minutes of January 21, 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 February 4, 2008, 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. Breon - yes Mr. Swartzell - yes Mr. Elnitski - yes

ZONING OFFICER'S REPORT

Mrs. Swancer noted that the Planning Commission is continuing to review the zoning ordinance. Discussion was held. The Board asked that Mr. Roth be notified that the Supervisors want the remaining articles of the Zoning Ordinance as soon as possible, but no later than the end of February.

OLD BUSINESS

Comcast Franchise Fee Agreement Renewal: It was noted that the final documents should be finished and ready for advertising by the end of February.

NVJPC Zoning/Zoning Ordinance: Nothing new.

Nittany Valley Regional Recreation Authority: It was noted that Ms. Mahoney should have her final report completed soon. The final revisions are currently being made.

Spring Creek Canyon: It was noted that the Steering Committee is meeting tomorrow morning to review the RFPs and select three or four firms to interview.

Benner Township Water Authority: The Board is in receipt of an application from Mark Capriani seeking placement on the Benner Township Water Authority. It was noted that Mr. Capriani attended the Authority's last meeting. Mr. Elnitski moved to appoint Mr. Capriani to the Benner Township Water Authority with his term to end on December 31, 2011. Mr. Swartzell seconded the motion.

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

NEW BUSINESS

Amberleigh Surety Package: Documentation was received from the Developers of Amberleigh to extend their surety agreement for an additional year. Mr. Breon moved to approve the extension of the Amberleigh Surety package. Mr. Swartzell seconded the motion.

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

Nittany Glen Surety Package: Documentation was received from the Developers of Nittany Glen to extend their surety agreement for an additional year. Mr. Elnitski moved to approve the extension of the Nittany Glen Surety package. Mr. Swartzell seconded the motion.

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

Purdue Mountain Road Bonding: Documentation has been received to release Walker Lumber Company from their bond on Purdue Mt. The Engineer has

inspected the road and has found everything acceptable. Mr. Swartzell moved to release the Walker Lumber Company bond. Mr. Breon seconded the motion.

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

Bellefonte Soccer League Field Usage Request: A letter is to be sent stating that baseball has priority usage of the fields in the Spring/Summer.

24/7 Preliminary Plan: Mrs. Swancer noted that all of the outstanding comments have been addressed on the 24/7 Preliminary Plan and that it is now ready for signatures. Mr. Breon moved to approve the 24/7 Preliminary Plan. Mr. Swartzell seconded the motion.

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

CORRESPONDENCE

The Board acknowledged receipt of the following correspondence:

1. County Planning Office
 - a. Penn State Federal Credit Union
 - b. Time Extension Grove Park Subdivision Phase 2
2. Gannett Fleming - Emergency Action Plans for Pond 1A Dam & Pond 4A Dam/University Park Airport
3. SEO Letters:
 - a. Mishock Module Review
 - b. Ethel Ault Planning Waiver
 - c. Schroyer Subdivision
 - d. McCrossin Office Building
4. Benner Township Water Authority
 - a. Benner Elementary School
 - b. Grove Park Water System
5. County Conservation District
 - a. NPDES Eagle Point Phase 2A
 - b. SBWJA NPDES Permit
6. Letter from CATA RE: Workshop
7. SBWJA Letter to Clair Re: Capacity reserve
8. Letter that was distributed to Raymond's lane and Seibert Road Residents
9. Draft Environmental Assessment for Airport Traffic Control Tower

NOTES

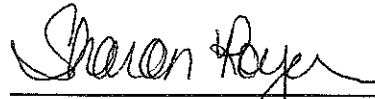
SBWJA Representative Meeting: Mr. Swartzell questioned if anything was done regarding meeting with the Township's SBWJA representatives. The Secretary noted that she sent a memo to the Board members asking them to attend one of the Board's upcoming meetings (within the next two meetings)

and one every six months after that. She noted that she has not heard anything back from any of them.

University Park Airport Tower: Mr. Elnitski explained that depending on where the air traffic control tower is placed at the University Park Airport it could potentially affect all other air space users including users of the Julian Glider Port, hot air balloonist, gliders and aircraft from Bellefonte Airport. He noted further that he wants to make the University aware that the Board will be asking for their placement guidelines and procedures during the Conditional Use Hearing proceedings.

ADJOURNMENT

The meeting was adjourned the time being 8:30 p.m.



Sharon Royer, Sec.