

## Benner Township Supervisors

July 7, 2008

The regularly scheduled meeting of the Benner Township Board of Supervisors was called to order at 7:30 p.m. by the Chairman, John Elnitski, Jr. with members James Swartzell and Dave Breon present. Also in attendance were Tom Eby, Howard Grove, Dave Wise and Renee Swancer.

### MINUTES

The minutes of June 16, 2008, were presented to the Board for their review and comments. Mr. Swartzell moved to approve the minutes as presented. Mr. Breon seconded the motion.

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

### BILLS

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

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

### ZONING OFFICER'S REPORT

Mrs. Swancer noted that the Regional Commercial, Agricultural, and Airport Industrial Zones are currently still being worked on by the Planning Commission. College Township would like to meet sometime the week of August 11 to 14 to once again go over the Regional Commercial Zone.

It was noted that several of the farmers are still not satisfied with the 5 to 1 ratio in the Agricultural District. They would like to either keep the regulations that they currently have or go to a 1 to 1 ratio. The Board encouraged Mr. Grove that he and the other farmers will need to find an alternative to what the Township's consultant is recommending. It was noted that the zoning regulations must be similar for this district throughout the Nittany Valley.

### OLD BUSINESS

Comcast Franchise Fee Agreement: It was noted that the details have finally been worked out. A meeting is scheduled for later this week to go over the changes and to have the Committee approve the documents to go back to the municipalities for adoption.

Spring Creek Canyon: It was noted that John Elnitski will be the mediator for the Public Advisory Committee. DCNR will act as the mediator for the Technical Committee. Kick off meetings for both Committees are in the making.

Bat Boxes: Discussion was held concerning the Boy Scouts' request to install bat boxes at the Buffalo Run Community Park. Mr. Breon asked after installation who would be responsible for the maintenance of them. Mr. Elnitski noted that he will get more information.

## NEW BUSINESS

Benner Commerce Park: Discussion was held concerning the Benner Commerce Park subdivision plan that has been submitted to the county. This plan is showing a spite strip of ground on the one side of the roadway so that access is not being permitted to the Shuey and Krout properties. It was noted that the Chamber was the one that had originally requested approximately 100 acres of the Krout property be rezoned so that perhaps the Park's size could be increased. More discussion was held. Mr. Elnitski moved to draft a letter to the County Planning Commission stating that for sound development practices, the Township wants to see two different access points to the adjoining properties, one to the Krout property and one to the Shuey property. Mr. Swartzell seconded the motion.

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

Robinson Lane Road Bonding: It was noted that Kenneth Courter is requesting to bond .2 miles Robinson Lane for a project that he is doing for Chantel Farms. The Engineer has recommended that a bond in the amount of \$2,500 obtained. A bond has been presented in the amount of \$10,000.

Mr. Wise questioned why one end of the road is posted at 6 ton and the other is posted at 10 tons. He also questioned how the township can bond this roadway when the Pleasant Gap Fire Company and Pennsylvania Fish Commission run their heavy equipment, which exceed the posted limits, on the road on a daily basis. The Board noted that they would check into this matter, but for the time being, road bonding is the procedure that must be followed.

Mr. Elnitski moved to approve the Robinson Lane Road Bond 2008-2. Mr. Swartzell seconded the motion.

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

Conditional Use Application Nittany Glenn: Mr. Swartzell moved to forward the conditional use application of Nittany Glenn on to the Planning Commission for their review and comments. Mr. Breon seconded the motion.  
Vote: Mr. Breon - yes    Mr. Swartzell - yes    Mr. Elnitski - yes

Grove Park Land Dedication: Mr. Elnitski moved to table this item until Mr. Weikel is present. Mr. Breon seconded the motion.  
Vote: Mr. Breon - yes    Mr. Swartzell - yes    Mr. Elnitski - yes

Stonecrest Drive: It was noted that the original signed documents have not been provided thus this item must be tabled.

Line Painting Quotes: The Board received quotes for line painting this season. The quotes received were:

Alpha Space Control    \$8,342.14

Interstate Road Management Corp.    \$8,960.54

Mr. Elnitski moved to award the line painting quote to Alpha Space Control. Mr. Swartzell seconded the motion.

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

Nittany Glen Stipulation of Agreement Draft: It was noted that the Stipulation of Agreement between Nittany Glen and Benner Township has been sent to the Township Attorney for his review and comments. Mr. Elnitski moved to table this amended agreement pending the attorney's review but to note that the Board is not adverse to changing the development to a condo approach. Mr. Breon seconded the motion.  
Vote: Mr. Breon - yes    Mr. Swartzell - yes    Mr. Elnitski - yes

Geisinger Health Plan Contract Renewal: It was noted that the new contract calls for rate increases from 7 to 16% depending on the various different categories. Mr. Elnitski moved to approve the contract with the Geisinger Health Plan for 2008/2009 year. 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. PSATS News Bulletin
2. Centre County Planning Office

- a. Final Plan Teamsters Union
- b. Time Extensions
  - 1. 24/7 Final Plan
  - 2. Teamsters
  - 3. Grazzini
  - 4. Eagle Point Subdivision Phase III
  - 5. Village of Nittany Glen Phase 2A
- c. Lot Addition Replot Songer
- d. Lot Addition Replot Ault Family
- 3. Principal Financial Group - Plan document changes
- 4. Conservation District - NPDES Permit Application Status Report - Benner Commerce Park
- 5. SBWJA Minutes of June 9, 2008
- 6. PEL Newsletter
- 7. Alexander Land Recycling Program Final Report Approval

## NOTES

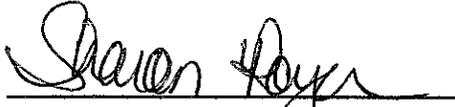
\*Mr. Weis questioned if the Township has heard anything from the Peru residents about creating a new water system. Mrs. Swancer noted that an individual has called and said that they were concerned about the fire hydrants and wanted to increase the water main to them. This individual also stated that they had some type of agreement in which involves the township. The individual was asked to forward a copy of this agreement but we have not yet received it.

\*Mr. Breon noted that he would like to see the Township purchase a digital projector and screen due to all of the upcoming meetings and presentations that will be made. He noted that he will check into pricing and products for the next meeting.

\*Tom Eby noted that he was present to clarify the Water Authority's position of water service in Crestview. Mr. Eby noted that the back loop can be activated if there is a need but that the Authority is not actively looking to connect everyone at this time.

## ADJOURNMENT

The meeting was adjourned the time being 9:47 p.m.

  
 Sharon Royer, Sec.