

## Benner Township Supervisors

March 3, 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 in attendance. Also in attendance were Dave Wise, Genny Robine, Howard Grove, Larry Jodon, Ed Dunkleberger, Renee Swancer and Everett Spicer.

### MINUTES

The minutes of February 18, 2008, were presented to the Board for their review and comments. Mr. Swartzell moved to approve the minutes as presented to the Board. Mr. Breon seconded the motion.

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

### BILLS

The bills of March 3, 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 she has provided her written report to the Board and has nothing more to add.

### OLD BUSINESS

Comcast Franchise Agreement: It was noted that Comcast is requesting some minor changes to what the Committee thought was the final draft. This matter continues to be tabled.

### Zoning:

*TDR Discussion:* Mrs. Swancer noted that the Planning Commission's recommendation to the Supervisors is to table including the Transfer Development Rights component in the Zoning Ordinance at this time. Mrs. Robine noted that the Planning Commission did not feel that this is a viable resource since there isn't a huge demand for Commercial Property in the area.

Dave Wise, representative from CDICC, noted that he feels that having Transfer Development Rights will just be another level of complexity which will make the Benner Commerce Park property harder to market.

Mrs. Robine noted that the Planning Commission would still somehow like to write into the ordinance a way to accomplish trade offs of some kind to achieve more. An example of this would be innovative stormwater management practices.

Ed Dunkleberger asked questions regarding the TDR program. He noted that he was not in favor of it and feels as though he is being penalized for owning property.

Mr. Elnitski moved to table the TDR program at this time. Mr. Swartzell seconded the motion.

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

*Canyon Area Zoning.* Discussion was held as how the Board would like to handle the zoning in the Canyon area. The Board noted that they feel an overlay on the properties would be the best option to go with.

Nittany Valley Regional Recreation Authority: It was noted that the final draft of the study is currently being prepared and should be completed very soon.

Spring Creek Canyon Master Plan: Mr. Elnitski noted that the Steering Committee interviewed four firms that submitted proposals for the Spring Creek Master Plan and Environmental Study on February 26<sup>th</sup>. After the interviews, the Steering Committee met to deliberate which firm to recommend to the Board to complete the study. Mr. Elnitski read aloud the recommendation of the Steering Committee. The Committee is recommending the firm of Environmental Planning and Design. Mr. Elnitski moved to approve awarding the contract to Environmental Planning and Design to complete the Spring Creek Canyon Master Plan. Mr. Breon seconded the motion.

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

Opequon Hill Lot 83, Phase II and III: The plan for Opequon Hill Lot 83, Phase II and III was presented to the Board for approval. It was noted that all outstanding items have been addressed. Mr. Swartzell moved to approve Opequon Hill Lot 83 Phase II and III. Mr. Elnitski seconded the motion.

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

## NEW BUSINESS

SBWJA Articles of Agreement: The Board is in receipt of a resolution that extends Spring Benner Walker Joint Authority's Articles of Agreement until 2058. It was noted that this is needed due to the bonds that they are having issued for projects. Mr. Swartzell moved to approve Resolution 08-1. Mr. Elnitski seconded the motion.

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

Centre Lacrosse field usage request: Mr. Elnitski called Tom Scordato to let him know that the fields are reserved for baseball usage the times that they wish to use them.

Eagle Point Phase 2a Sidewalk Easements: Mrs. Swancer noted that these sidewalk easements have been reviewed by the township attorney and engineer, and that both have found them complete and ready for approval. Mr. Elnitski moved to approve signing the easements once executed copies are received. Mr. Breon seconded the motion.

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

Larry Jodon Conditional Use Request: The Board is in receipt of a Conditional Use Application from Larry Jodon to construct a storage unit facility on his property along the Benner Pike. Mr. Elnitski moved to accept and pass the application on to the Planning Commission for their review and recommendation. Mr. Swartzell seconded the motion.

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

Mr. Elnitski moved to approve the Memorandum of Understanding for the Larry Jodon land development plan for storage warehousing. Mr. Swartzell seconded the motion.

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

Spring Creek Canyon Grant/Checking Account: The secretary noted that we have received an initial payment from DCNR for the Spring Creek Canyon study. A separate checking account for this money needs to be established. Mr. Swartzell moved to open an account with PLIGET for the grant funds. Mr. Breon seconded the motion.

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

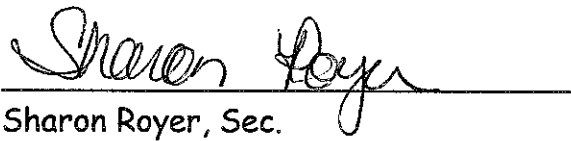
## CORRESPONDENCE

The Board acknowledged receipt of the following correspondence:

1. Letter and response R. Eberhart/Senator Corman Re: Canyon Transfer
2. SBWJA Minutes of Feb. 11, 2008
3. Letter from SBWJA To UAJA Re: Shiloh Sewer service
4. PSATS News Bulletin
5. County Planning Office
  - a. Time Extensions
    1. Glen at Paradise Hills North
    2. University Park Airport Phase 7B
    3. Fulton Bank
    4. Eagle Point Subdivision
    5. Fox Ridge Subdivision
6. Conservation Newsletter

## ADJOURNMENT

The meeting was adjourned the time being 8:50 p.m.

  
Sharon Royer, Sec.