

**Benner Township Supervisors  
May 19, 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 member Dave Breon present. Mr. Swartzell was absent. Also in attendance were Renee Swancer, Betsy Dupuis, Dennis O'Leary, Gary Sweeney, Kevin McLaughlin, Doug Weikel and Larry Jodon.

**PERSONS TO ADDRESS THE BOARD**

Village of Nittany Glen: Betsy Dupuis was present to go over the Village of Nittany Glen's plan to switch their development into a Condo Plan. It was noted that the homes would remain mobile homes however, the owners would own the foot print of the ground under their home. The development would still be run by a professional management firm. Ms. Dupuis noted that by converting the development to a condo would allow potential home owners to receive a conventional mortgage which is several percentage points lower than what they can receive by renting the land. It was further noted that the developer is considering offering the development to families of all ages not just those 55 years of age and older. Mr. McLaughlin noted that age target concepts would be used and measures would be in place as not to allow households with several people living in a home that is unrelated. Mr. McLaughlin noted that this development would not be turned into a timeshare property. Ms. Dupuis noted that language could be written into the condo agreements that would place minimum time frames for properties being rented out.

Ms. Dupuis noted that the settlement agreement that Nittany Glen currently has with the township will need to be amended. A Condo plan would then be created and recorded.

Village of Nittany Glen Surety Extension: A one year extension for the Village of Nittany Glen Phase II was submitted to the Board for their approval. Mr. Elnitski moved to approve the surety extension. Mr. Breon seconded the motion.

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

Larry Jodon: Mr. Jodon was present to note that issues have been raised regarding who will be paying for the traffic light at the intersection of

Amberleigh Drive and the Benner Pike. He noted that it appears that Mr. Glass may not be willing to contribute to the cost of the light. The Board noted that who pays for the light is not for the Township to decide; that it is an issue that will need to be worked out among the developers without township involvement.

## **MINUTES**

The minutes of May 5, 2008, were presented to the Board for their review and comments. Mr. Elnitski moved to approve the minutes as presented. Mr. Breon seconded the motion.

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

## **BILLS**

The bills of May 19, 2008, were presented to the board for their review and approval. Mr. Elnitski moved to approve the bills as presented. Mr. Breon seconded the motion.

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

## **ENGINEER'S REPORT**

Mr. Weikel went over the projects he has been reviewing on the Township's behalf.

## **ROAD SUPERINTENDENT REPORT**

\*Mr. O'Leary presented the Board with a print out of the results of the speeds when the radar speed limit sign was up.

\*Mr. O'Leary noted that he received confirmation from Terry Cook that VoTech will do the wall work at the block building at the park. The work should begin in September and be completed for the haunted trail event.

\*The cost of a trailer that would be large enough to haul the two of the zero turn lawn mowers is \$2,850.

\*Raymond's Lane - an update was given to the Board on SBWJA's sewer project progress.

## **OLD BUSINESS**

Comcast Franchise Fee Agreement: Tabled.

Zoning Ordinance: Mrs. Swancer noted that she has received feed back from College Township that they seem satisfied with the draft of the zoning ordinance that is being proposed for the Shiloh Road Area.

Mr. Breon presented his list of the favorable and unfavorable uses for the Benner Commerce Park development.

Mrs. Swancer brought the Board up to date on the Farmer's concerns about the proposed zoning and how it could potentially affect them.

Canyon Property: Mr. Breon went over a list of items that he went over with the consultant from Environmental Planning & Design, Carolyn Yagle.

Traffic Engineering Study University Park Airport: This item was tabled.

Joint Shared Service Committee: Discussion was held on the revised fire protection formula that had been provided by the County. It was noted that the population estimates for several of the municipalities are still off by using the 2.56 persons per dwelling unit.

## **NEW BUSINESS**

The Glenn at Paradise North/Condo documents: The condominium documents for the Glen at Paradise North were presented to the Board for their approval. Mrs. Swancer noted that the documents have been reviewed by Attorney French. Mr. Elnitski moved to approve the documents. Mr. Breon seconded the motion.

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

## **CORRESPONDENCE**

The Board acknowledged receipt of the following correspondence:

1. Centre County Planning Office
  - a. Time Extension Penn State Federal Credit Union
  - b. Penn State Federal Credit Union Land Development Plan Comments
  - c. Non-Substantive Change Request Final Plan Richard Grazzini
  - d. Confer TKJ Company Replot Plan Comment Letter
2. SBWJA letter to John Sepp Re: Benner Commerce Park Sewer Service
3. PSATS Memo Re: County Wide Earned Income Tax Collection
4. PSATS News Bulletin
5. SBWJA Minutes of April 28, 2008
6. Penn Dot Notice of planned improvement projects throughout the county

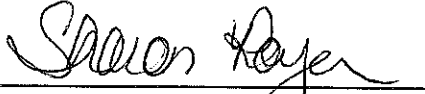
7. Notice from Titan Federal Credit Union that the Township has been approved for membership
8. Steve French - Right to Know Law outline

### NOTES

Summer Park & Rec.: Discussion was held concerning employment for the Summer Park & Rec. program. The Board noted that all previous employees would be invited to return if they so choose.

### ADJOURNMENT

The meeting was adjourned the time being 9:30 p.m.

  
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Sharon Royer, Sec.