

Benner Township Supervisors

May 5, 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 Wayne Engle and Renee Swancer.

PERSONS TO ADDRESS THE BOARD

Wayne Engle/Glen at Paradise North: Mr. Engle was present to present the surety package for the Glen at Paradise North. The amount of surety for this project is \$72,017.00. This amount was reviewed and approved by the Township's Engineer. Mr. Elnitski moved to approve the surety package for the Glen at Paradise North. Mr. Swartzell seconded the motion.

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

Glen at Paradise North Plan: Mr. Engle presented the Glen at Paradise North Plan to the Board for signatures. This plan consists of three buildings with four units in each building. It was noted with the surety being posted that the plans may now be approved. Mr. Swartzell moved to approve the plans as presented. Mr. Breon seconded the motion.

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

MINUTES

The minutes of April 21, 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 - yes Mr. Elnitski - yes

BILLS

The bills of May 5, 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

ZONING OFFICER'S REPORT

Zoning Ordinance: It was noted that the Planning Commission are currently working on Article 3 and 4 of the zoning ordinance.

OLD BUSINESS

Comcast Franchise Fee Agreement: This item remains tabled.

Zoning Ordinance: Mr. Elnitski noted that he has concerns that CBICC is more interested in selling land than creating jobs. Mr. Elnitski suggested that the Board have two other firms that deal with zoning and planning take a look at this parcel and give the Township suggestions on what uses should be planned for this area. In addition, Mr. Elnitski noted that these firms could offer suggestions on zoning language for the canyon property.

Mr. Swartzell suggested that each Supervisor create a list as to what each of them envisions for the Benner Commerce Park. The list would include the most favorable business and also the ones that would be out of the question to be placed here. Board members agreed to work on such a list.

Canyon Property: Mr. Breon noted that he will be meeting with a representative of Environmental Planning and Design on May 13 for a kick off meeting.

Traffic Study University Park Airport: This item remains tabled.

NEW BUSINESS

Confer-TKJ Company Subdivision and Replot: Mr. Elnitski moved to approve the plans with Mrs. Swancer's comments attached. Mr. Breon seconded the motion.

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

Opequon Hills Surety Reduction and extension: A surety package was submitted from the developers of Opequon Hills in the amount of \$63,530.06. This amount has been and approved by the Township Engineer. Mr. Swartzell moved to approve the surety package. Mr. Breon seconded the motion.

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

Nittany Glen Condominium Documents: This item was tabled.

Benner Commerce Park Phase II Non-Building Waiver: The non-building waiver for sewage planning was presented to the Board for their approval.

Mr. Elnitski moved to approve the non-building waiver. Mr. Breon seconded the motion.

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

University Park Airport Conditional Use application: The Board is in receipt of a conditional use application form from the University Park Airport to install pavement connections between the taxi ways and runways. Mr. Elnitski moved to accept this application and pass it on to the Planning Commission for their review. Mr. Breon seconded the motion.

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

CATA Budget: The Board is in receipt of CATA's proposed budget. It was noted that the Township's portion will increase by \$113 for the year. Mr. Swartzell moved to approve the Township's contribution. Mr. Elnitski seconded the motion.

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

Titan Federal Credit Union: It was noted that several of the Township Employees have expressed an interest in joining this institution. After contacting the Credit Union they have stated that all that is needed is a letter from the Board asking for consideration for membership and how many employees the Township employs. Membership costs the township nothing and the employees may then join if they so choose. Mr. Elnitski moved to submit the letter for membership. Mr. Breon seconded the motion.

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

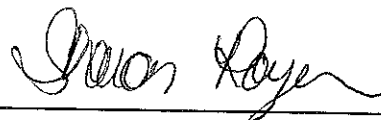
CORRESPONDENCE

The Board acknowledged receipt of the following correspondence:

1. PSATS Update
2. SBWJA Minutes April 14, 2008
3. CATA 2008/09 Budget Draft

ADJOURNMENT

The meeting was adjourned the time being 8:15 p.m.



Sharon Royer, Sec.