

Benner Township Supervisors
September 15, 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, with members James Swartzell and David Breon present. Also in attendance were Dennis O'Leary, Doug Weikel, Dan Horner, William & Elaine Schaeffer, Randy & Tammy Hohn, Chad Stafford and Renee Swancer.

PERSONS TO ADDRESS THE BOARD

William & Elaine Schaeffer: Mr. & Mrs. Schaeffer questioned what the status is of the proposed half-way house on Fishburn Hill Road. Mr. Schaeffer noted that he believes that there is currently a gentleman on parole living in the home. The Board asked Mrs. Swancer to follow up with the director of Centre Peace to see what is going on.

Randy & Tammy Hahn: Mr. Hahn noted that he read in the Crossroads newsletter that the Supervisors are considering going to a mandatory trash collection. Mr. Hahn noted that that are very satisfied with their current hauler Newman/Hills.

Mr. Hahn also questioned what repairs the contractor is going to make to the roads that they have damaged due to the sewerline extension. Mr. Weikel noted that repairs will only be made to where the pavement was actually dug up.

Dan Horner: Mr. Horner questioned if anything can be done with unsightly properties. He noted a property on Valley View Road that hasn't cut their grass almost all year and has refuse lying around. An old refrigerator is sitting in the driveway as well as a gas can. It was noted that the Township does not have a weed or grass cutting ordinance so unfortunately nothing can be done about the grass. Mrs. Swancer noted that she will contact the owner to see if he can get his tenant to clean the place up.

MINUTES

The minutes of September 4, 2008, were presented to the Board for their review 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 September 15, 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

ENGINEER'S REPORT

Mr. Weikel went over the plans that he has been reviewing on the board's behalf.

It was noted that the Engineer for the Fox Ridge Subdivision has decided to redesign the stormwater for the development.

ZONING OFFICER'S REPORT

Nothing new to report.

OLD BUSINESS

Zoning Ordinance: Reviews are continuing. It is anticipated that the Ordinance should be advertised in October.

Spring Creek Canyon: It was noted that the Steering Committee has a meeting scheduled for Wednesday. Mr. Swartzell noted that he spoke with Representative Hanna at the Fall Festival and he noted that as soon as the legislature is back in session he will be asking Senator Corman to set a date on the public hearing that he wants to hold.

Bellefonte Borough Fire Protection Agreement: Mrs. Royer noted that she brought the board's initial two questions on the agreement to Mr. Stewart's attention. Mr. Stewart noted that it was not their intention to leave out county properties located in the Bellefonte Fire Protection area that are located in the other municipalities.

NEW BUSINESS

Village of Nittany Glen Phase IIa: Chad Stafford was present to ask for approval of the non-substantive changes to the Village of Nittany Glen Phase IIa. These changes included the following:

- a. Added location for community mailboxes
- b. Added location for screened dumpster area with recycling bins

- c. Reduced number of parking stalls along north side of the Community Center from 40 to 15 with corresponding change in geometry. The total parking was reduced from 68 to 43 stalls.
- d. Relocated the two handicap parking stalls along the north side of the Community Center.
- e. Reduced the number of horseshoe pits from two to one.
- f. Reduced the number of bocce ball courts from two to one.
- g. Relocated the Pool House from the north end of the Swimming Pool to the east end.
- h. Altered the swimming pool geometry and concrete deck area.
- i. Redefined the Clubhouse to be a Community Center, which will include a sales area within the building, and reduced the building footprint from 7,061 square feet to 3,760 square feet.
- j. Relocated the pedestrian access route for the pool, bocce ball court, and basketball court.
- k. Added a half basketball court.
- l. Added a pavilion at the location previously proposed for a sales office.
- m. Added a playground at the location previously proposed as a putting green and gazebo.
- n. Changed the surface of the walking path from concrete to asphalt.

Mr. Swartzell moved to conditionally approve the non-substantive change requests with the condition that the sales office must be located within the recreation center and the current sales center will be abandoned as previously approved by conditional use. Mr. Breon seconded the motion.
 Vote: Mr. Breon - yes Mr. Swartzell - yes Mr. Elnitski - yes

Planning Commission Vacancy: Mr. Breon asked that the applications be forwarded on to the Planning Commission for their review and recommendations.

2009 Minimum Municipal Obligation: Based on the calculations the minimum municipal obligation for 2009 is \$26,062.43. Mr. Elnitski moved to approve the 2009 MMO. Mr. Swartzell seconded the motion.
 Vote: Mr. Breon - yes Mr. Swartzell - yes Mr. Elnitski - yes

Brush Collection: It was noted that we have been allowing residents to bring in brush year-round. Not everything that is brought in can be chipped and when this material is burnt, we have been receiving complaints from our new neighbors in Grove Park. Discussion was held. Mr. Breon asked that Mr. O'Leary check with Patton Township to see if they would accept this material. It was noted that if the township elects to go with the mandatory trash collection, brush collection could be a service that is offered.

Park Building - electric service: It was noted that we have received a quote from Frank Riglin to do the electrical work in the building at the park. After much discussion, the Board decided to retain the 3-Phase power and just have it reconnected and to add four additional four circuits and 20 amp GFCI receptacles. The total of this work is to be \$430.00.

Computer: It was decided that a basic laptop would be purchased for use in presentations and as an extra computer.

Solar Farm: Discussion was held on the material that was received from EPV Solar, Inc. relative to locating solar panels on the Township's property. The Board noted that they are interested; however, they would like a representative from the company to attend a meeting and give a presentation.

College Township: It was noted that College Township has now decided that they no longer wish to have a follow up meeting with Benner Township on the Shiloh Road Zoning Districts. Mrs. Swancer noted that our consultant has reviewed College Township's comments and made adjustments that address the majority of their comments. She noted further that she was very surprised after all the correspondence that she has had with Mark Holdren stating that he thought that things were moving in a positive direction to hear him state at the College Township Council Meeting on September 4, 2008 that if Benner were to adopt their draft ordinance as is that it would require and entire re-write of College Township's Ordinance.

CORRESPONDENCE


The Board acknowledged receipt of the following correspondence:

1. NIMS Rollup
2. PSATS News Bulletin
3. SBWJA - minutes of August 25, 2008

4. College Township Newsletter
5. Non-Substantive Change Request - Village of Nittany Glen
6. Information Re: Solar Farm

ADJOURNMENT

The meeting was adjourned the time being 9:00 p.m.



Sharon Royer, Sec.