

Benner Township Supervisors

July 6, 2009

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 Jim Swartzell and Dave Breon present. Also in attendance were Clair Stem, Grace Reuss, Brian Reuss, Dennis Ditmer, Betsey Howell, John Sepp, Brad Milanese and Renee Swancer.

PERSONS TO ADDRESS THE BOARD

Brian Ruess: Mr. Ruess explained to the Board that when the new zoning regulations went into effect, the height requirements for detached garages were lowered from 25' down to 20'. He noted that with the new regulations, the residents will no longer be able to build two story detached garages as they will exceed the height requirements. Discussion was held.

Mr. Elnitski moved to recommend to the Planning Commission that the height requirement be changed back to 25' for detached garages. Mr. Swartzell seconded the motion.

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

John Sepp/Dennis Ditmer/Betsey Howell - YMCA: Dennis Ditmer explained that the YMCA is seeking to obtain the two lots that the State is planning to sell as surplus which are located along Rishel Hill Road and the Benner Pike. They would like to construct an 180,000 sq. ft. indoor sports facility that would include a pool, inside courts, fields, etc. with the other lot to possibly have outdoor soccer fields and a baseball field as well as space for other types of fields. Both lots together total approximately 31 acres. Betsey Howell explained that this type of facility is lacking in our area which has caused a lot of revenue to our region to be lost. Ms. Howell mentioned a list of different events that could be held at this facility and the estimated revenue that these events could potential be brought to the area. It was noted that the estimated cost for this facility would be around 19 million. A capital fundraising campaign would need to raise around 10 million before construction could begin. Mr. Elnitski noted that he has concerns with this type of facility being located right across from the county jail when the Board has been told that when prisoners are released they are free to walk away from the jail. Mr. Ditmer noted that they would go and meet with the prison personnel to see if they feel that there would be security issues with

the location. Mr. Elnitski questioned traffic on Venture Drive and how individuals would cross the road to use the facilities on the other side of the roadway. Mr. Breon questioned if Ms. Howell thought that if Penn State built additional fields if that would affect this complex. She noted that Penn State has indicated that they would be interested in using the facility. She added that this complex's main purpose would be for local usage, the tournament end of this is separate - important but separate. The Board asked that the YMCA group meet with the Planning Commission to see what they think of the concept plan.

John Sepp - Phase II Benner Commerce Park: Mr. Sepp noted that Paul Silvis is interested in Lot 14 of the Benner Commerce Park to build a facility for his new company Silcotek. At build out, the building would be around 150,000 sq. feet and include about 300 employees by 2020. He would like to be under construction by Spring of 2010. Mr. Sepp noted that an amendment to Phase I would be done in order to include this lot at this time.

Clair Stem: Mr. Stem noted that he is present to discuss the Centre Communication Tower on his property. Mr. Stem noted that Centre Communications continues to lie to him about who is on the tower. Mrs. Swancer noted that the Attorney is looking into this and should have an answer for the Board at their next meeting.

Brad Milanese: Mr. Milanese brought the Board up to date on the 2009 Summer Rec. Program. It was noted that 92 campers have registered for camp. Seven of those registered live outside of the township. Mr. Milanese gave the Board an overview of what the kids have been doing at camp thus far and what is planned for the remainder of the summer. Mr. Elnitski noted that he has received comments that the parents are concerned that camp shirts were not handed out this year. The parents noted that they view this as a means of identification and safety while on off site field trips. Mr. Elnitski also noted that the parents were upset that the children were not going to DelGrosso's this year. Mr. Milanese noted that the trip is expensive and that he has concerns with safety when there is that many kids wanting to do different things as well as being in the water. It was discussed if the parents want to do this trip that perhaps next year transportation could be provided to the park with everyone bringing a lunch and paying their own tickets if they want to go as a group. Another option

would be to set a date and time and everyone could just meet up at the park for a day and reserve a pavilion for lunch. The Board decided that they want shirts ordered for the participants for the rest of the camp season. The Board also noted that they would like to see the plan for the upcoming summer camp presented to them around the end of February beginning of March.

Rich Watson: Mr. Watson requested to be on the agenda but was not present. His concern was the height of grass and if the Township has considered adopting any regulations dealing with this. It was noted that there are a couple houses in the Township that have not mowed their grass this year and the neighbors are complaining of rodents and snakes. Mr. Breon noted that he believed that at this time this was not necessary.

MINUTES

The minutes of June 15, 2009, were presented to the Board for their review and approval. 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 July 6, 2009, 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 - yes Mr. Elnitski - yes

ZONING OFFICER'S REPORT

Mrs. Swancer noted that she didn't have anything further to add.

OLD BUSINESS

Spring Creek Canyon: It was noted that we have received a contract from Environmental Planning and Design to draft an ordinance that will create zoning regulations for the Canyon Area. It was noted that the contract is for \$10,000. After speaking with Mr. Swartz he noted that he added attendance at a few more meetings. Mr. Swartzell moved to sign the contract as written with the understanding that if all of the budgeted meetings are not used that the contract will be reduced accordingly. Mr. Breon seconded the motion.

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

Fire Protection: Mr. Swartzell updated the Board on the meeting that he and Mrs. Royer attending dealing with fire company consolidation.

Garbage Bid Results: It was noted that bids for the trash collection were opened on June 24, 2009. Two bids were received. One from Veolia and Waste Management. State College Borough submitted one as well but it was submitted late and therefore was disqualified. The low bidder was Veolia:

	COG	COG & Benner	Benner
Monthly Unlimited Refuse	12.35	12.33	12.35
Monthly Low Usage	9.26	9.25	9.26
Monthly Recycling	2.91	2.91	2.91
Monthly door service	2.50	2.50	2.50

The Board noted that they want to inform the public of the prices and invite them to their next meeting prior to a decision being made whether or not to participate. It was noted that a final decision will have to be made at the Board's August 2nd meeting.

NEW BUSINESS

Geisinger Health Care Contract: The Board is in receipt of a one year contract for the health care coverage for employees through the Geisinger Health Plan. The contract will expire on June 1, 2010. Mr. Elnitski moved to approve the one year contract for health care coverage. Mr. Breon seconded the motion.

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

Fults Auto Body/Conditional Use Application: It was noted that the Board is in receipt of a conditional use application from Mr. Fults to open an auto body shop in the Progressive Motors complex. Mr. Elnitski moved to pass this application on to the Planning Commission for their review and comments. Mr. Swartzell seconded the motion.

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

Pennsylvania State Police: Discussion was held concerning the proposed house bill that would require Townships to pay for State Police protection if you don't have your own hired police force. The Board noted that talks

should begin with Spring Township and or Bellefonte Borough to see what kind of figures we would be looking at if this act becomes law.

Amberleigh Phase I and II Surety Reduction: It was noted that Amberleigh is requesting their surety to be reduced from \$328,205 down to \$231,858. It was noted that these amounts were reviewed by both the county and township engineer and found to be acceptable. Mr. Elnitski moved to approve the Amberleigh surety reduction. Mr. Breon seconded the motion.

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

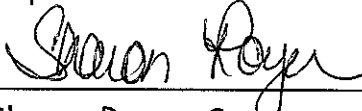
CORRESPONDENCE

The Board acknowledged receipt of the following correspondence:

1. Centre County Planning Office
 - a. Mary Confer Subdivision Comments
 - b. Village of Nittany Glen - Time Extension
 - c. 24/7 - Time Extension
 - d. Benner Commerce Park - Time Extension
 - e. Eagle Point Subdivision Phase III - Time Extension
 - f. Fox Ridge Commencement with Construction Letter
2. PSATS News Bulletin
3. Centre County Conservation District
 - a. SCI Benner Township - E & S Technical Deficiencies
4. SBWJA - June 8, 2009 minutes
5. Spring Creek Watershed Commission - June 17, 2009 draft minutes

ADJOURNMENT

The meeting was adjourned the time being 9:41 p.m.



Sharon Royer, Sec.