

**Centre County Airport Authority
Conditional Use Hearing
July 1, 2010**

The Conditional Use Hearing for the Centre County Airport Authority was called to order at 7:30 p.m. by the Chairman, John Elnitski, Jr. with members Dave Breon and Randy Moyer present. Also in attendance were Kevin McLaughlin, Chad Stafford, Raena Lindemuth, James Meyer, Gary Moore, Tom Kamerzel, Nick Malawskey, Anne Danahy, Helen Alters, Robert Mix, Renee Swancer and Sharon Royer.

Ms. Lindemuth noted that the Authority wishes to construct a long-term parking lot for rental vehicles on their property along Alexander Drive. The new lot located along Alexander Drive will be large enough to accommodate approximately 186 spaces. An extension will be added to the existing lot near the terminal building and will accommodate approximately 68 additional spaces for short-term parking for rental cars. The existing lot will be resurfaced.

It was noted that the airport is requesting a traffic impact study waiver for the additional parking lot/spaces. Mrs. Swancer noted that Mr. Weikel reviewed the plans and feels that the waiver request must be denied.

Questions were raised as to if there would be sidewalks and a cross walk installed to cross Fox Hill Road to get to the lot along Alexander Drive.

Mr. Meyer questioned what type of details would be needed in the traffic study. Mr. Meyer noted that he was successful in getting the state to lower their speed limit on Fox Hill Road and feels that this has added additional safety. The Board noted that perhaps the traffic/safety study that was done a year or so ago would just need updated, but that Mr. Weikel would need to make that call.

The hearing will be continued at the Board's next meeting scheduled for July 19, 2010. The time is 7:55 p.m.

Sharon Royer, Sec.

**Benner Township Supervisors
July 1, 2010**

The regularly scheduled meeting of the Benner Township Board of Supervisors was called to order at 7:56 p.m. by the Chairman, John Elnitski, Jr. with members Dave Breon and Randy Moyer present. Also in attendance were Kevin McLaughlin, Chad Stafford, Gary Moore, Tom Kamerzel, Nick Malawskey, Anne Danahy, Helen Alters, Robert Mix, Renee Swancer and Sharon Royer.

PERSONS TO ADDRESS THE BOARD

Village of Nittany Glen: Kevin McLaughlin was present to discuss the Stipulation Agreement that the McKee Group (Village of Nittany Glen) has with the Township concerning their land development plan. It was noted that the agreement is due to expire at the end of this year.

Mr. Stafford noted that the land development plan was divided into four phases. Phase I and II are complete and have been recorded. Phase IIa is for the community center and surrounding parking areas. Construction on this phase should begin within the next month.

Mr. McLaughlin noted that he feels that part of the reason that development hasn't done as well as was originally expected is due to the banking industry's standards. He noted that currently the best loan those purchasing a home in the development can receive is a 7/1 ARM with a term of 20 to 25 years maximum. The interest rate is also several percentage points higher than a conventional home loan. He noted the development has been converted into a condominium

development which has helped. Mr. McLaughlin questioned if the Township would consider amending its ordinance to allow modular homes in manufactured home parks. He explained that modular homes are treated differently with the banks and can receive longer loan terms and much lower interest rates. Handouts were given to the Supervisors explaining what the differences were between modular homes and manufactured homes.

Mr. Elnitski noted that he has concerns about allowing modular homes in manufactured home parks because the roadway requirements are different for that type of development.

Mr. Stafford noted that if the McKee Group must now following the current zoning regulations for the remainder of the development it will cause them to loose 62 units.

The Board noted that they would need time to think about what was discussed as well as to review the information with legal counsel. Mr. McLaughlin noted that the McKee Group would be willing to sign a MOU to pay for the township's legal expenses to review this material.

EXECUTIVE SESSION NOTICE: Mr. Elnitski noted that the Board held an executive session at the Township Building on June 17, 2010 from 12:00 to 1:35 p.m. to discuss property acquisition. All three Board members were present.

Mr. Elnitski noted that the agreement with the Fish & Boat Commission will need to go over line item by line item with them to get the agreement finalized. It was noted further that Hanna has a copy of the MOU and that most of the details have been agreed to. Mr. Elnitski explained that the Fish Commission wants the hatchery operations exempt from the agreement.

Mr. Moore and Mr. Kamerzel noted that they believe that the trail agreement should be part of this MOU. Mr. Elnitski noted that he felt that the details of the trail agreement could be worked on at a later date. He further noted that the information that is in the draft MOU currently is what is needed to be completed for the property to be transferred.

Mr. Elnitski noted that he would try to schedule this joint meeting within the next week.

MINUTES

The minutes of June 7, 2010, were presented to the Board for their review and comments. Mr. Breon moved to approve the minutes as presented. Mr. Moyer seconded the motion.

Vote: Mr. Moyer – yes Mr. Breon – yes Mr. Elnitski – yes

BILLS

The bills of July 1, 2010, 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. Moyer – yes Mr. Breon – yes Mr. Elnitski – yes

ZONING OFFICER'S REPORT

Mrs. Swancer noted that she had nothing new to report.

OLD BUSINESS

Spring Creek Canyon Overlay Ordinance: Mrs. Swancer reviewed the Planning Commission's comments with the Board. Mr. Elnitski moved to have the legal ad in the paper for the ordinance as soon as possible with the hearing date on the Ordinance to be scheduled for September 2nd. Mr. Breon seconded the motion.

Vote: Mr. Moyer – yes Mr. Breon – yes Mr. Elnitski – yes

Amberleigh Surety: The Board is in receipt of a surety time extension, partial release for the Amberleigh Subdivision for Phases I and II in the amount of \$207,243.00 that will expire on January 30, 2011. It was noted that this amount has been reviewed by Mr. Weikel and found to

be acceptable. Mr. Elnitski moved to approve the surety package. Mr. Moyer seconded the motion.

Vote: Mr. Moyer – yes Mr. Breon – yes Mr. Elnitski – yes

NEW BUSINESS

Right of Way Regulatory Ordinance: Mrs. Royer noted that the attorney has been asked for a revised proposal to prepare the ROW ordinance. This item will remain tabled until that revised estimate is received.

Township Building Renovations/Expansion: This item is tabled until the next meeting.

Building Code Enforcement: Mr. Elnitski noted that Spring Township has brought this subject up to see if the Township would be interested in looking at other options to deal with Code Enforcement as it was rumored that Mr. Burd may be retiring. Mrs. Swancer noted that she spoke with Mr. Burd and he indicated that he is not planning to retire.

Jersey Shore State Bank Loan Documents: Mrs. Royer noted that the corporate office of Jersey Shore State Bank is asking that the Board approve a document which states that Mr. Elnitski and Mrs. Royer were authorized to execute the truck loan documents on behalf of the township. Mr. Elnitski moved to approve and sign the document. Mr. Moyer seconded the motion.

Vote: Mr. Moyer – yes Mr. Breon – yes Mr. Elnitski – yes

Officer Phil Program: It was noted that the Supervisors participated in the Officer Phil program last year. The Board purchased an ad that goes into an informational booklet that the local police departments hand out during their talks with the elementary school students on topics like drugs, strangers, smoking, etc. Mr. Elnitski moved to participate in the program again this year with a full page ad. Mr. Breon seconded the motion.

Vote: Mr. Moyer – yes Mr. Breon – yes Mr. Elnitski – yes

CORRESPONDENCE

The Board acknowledged receipt of the following correspondence:

1. Centre County Planning Office
 - a. Wolf Furniture - Tabled waiting for additional information from developer
 - b. Benner Commerce Time Extension
 - c. 24/7 Self Storage Buildings
 - d. Village of Nittany Glen Phase 2A
 - e. Lot Addition/Replot Proposal Thorpe/Lorenzo
 - f. Sheetz Lease Hold Plan
2. SBWJA Letter to Clark Re: Connection Notice
3. Notice from Fish & Boat Re: proposed fish habitat improvement project
4. SBWJA letter to Paul Hartle Re: cabins on 12-4A-4
5. SBWJA minutes of May 24, 2010
6. Copy of YMCA Swimming Pool Management Agreement
7. 2010 adopted PSATS Resolutions
8. Thank you from Doug Weaver recipient of Athletic/Scholastic Award

ADJOURNMENT

The Board was adjourned the time being 9:54 p.m.

Sharon Royer, Sec.