

Village of Nittany Glen
Conditional Use Hearing
September 20, 2010

The conditional use hearing decision for the Village of Nittany Glen 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 John Sepp, Pam Adams, Doug Weikel, Jim Swartzell, Jeff Long, Renee Swancer and Sharon Royer.

Mr. Elnitski read the two conditions that were place on this project. Mr. Breon moved to approve the decision as read. Mr. Elnitski seconded the motion.

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

The meeting was adjourned the time being 7:35 p.m.

Sharon Royer, Sec.

Benner Township Supervisors
September 20, 2010

The regularly scheduled meeting of the Benner Township Board of Supervisors was called to order at 7:36 p.m. by the Chairman, John Elnitski, Jr. with members Dave Breon and Randy Moyer present. Also in attendance were John Sepp, Pam Adams, Doug Weikel, Jim Swartzell, Jeff Long, Renee Swancer and Sharon Royer.

PERSONS TO ADDRESS THE BOARD

Pam Adams: Mrs. Adams reported on the following:

*The court hearing date with Mr. Eicher is scheduled for September 27, 2010 at 1:00 p.m.

*Currently 25 Township residents have signed up for the hardship program.

*The fall bulk pickup is scheduled for the week of October 11 – 15th.

*Mrs. Adams passed out a pamphlet that has been created as an educational tool for commercial recycling. Educating commercial businesses will continue through the remainder of the year.

*A meeting is scheduled with Veolia on October 6th to go over any issues that either they have may have or those participating municipalities. It was noted that Veolia is entitled to a 4 cent price adjustment but it is unclear whether or not they will ask for it.

John Sepp/Jeff Long: Mr. Sepp noted that Mr. Long is interested in building a 55 and over apartment complex on the back section of the Eagle Point property. It was noted that Mr. Long currently owns 10 of these facilities. The building that he is proposing will be an 8 story building with approximately 150 apartments, a game room, restaurant, beauty salon and indoor pool. He noted that rent at his current facilities ranges between \$800 to \$1,800 per month, utilities included. It would offer one and two bedroom apartments with several different layouts. It

was noted further that this would be for independent living housing only. There wouldn't be any assistance for health issues in the building.

Mrs. Swancer noted that this type of use would require a zoning amendment and would also be required to be approved by the Nittany Valley Joint Planning Commission. The Board noted that they liked the concept. The Board asked that this be passed on to the Planning Commission for their comments and to see if there is a way to blend this type of use in with the existing zoning district.

Mr. Long noted that once a building is complete he has found that the units are completely occupied with three to six months. He encourage the Board to look at his other projects at www.graystonecourt.com.

Jim Swartzell: Mr. Swartzell gave the Board an update on the Centre County Airport Authority. He went over the projects that the Authority is currently working on including the parking lot project and the energy audit that they recently completed. Mr. Swartzell noted that as a result of the energy audit the authority plans to install a geo-thermal heating system and solar panels. The company that completed the audit noted that with the proposed changes, the Authority should reduce their energy consumption by 1/3.

MINUTES

The minutes of September 2, 2010, were presented to the Board for their review and comments. Mr. Elnitski 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 September 20, 2010, were presented to the Board for their review and approval. Mr. Breon moved to approve the bills as presented. Mr. Elnitski seconded the motion.

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

ENGINEER'S REPORT

Mr. Weikel went over the various items that he has been reviewing on the Board's behalf.

Mr. Weikel noted that there are issues with the Amberleigh town homes wishing to add additional paved parking spaces. Mr. Weikel noted that the Home Owners Association is reviewing this issue as well as the covenants.

It was noted that Penn State has resubmitted documents dealing with the Jallo Tract manure storage pad.

Mr. Weikel presented the Board with a proposal for professional services to perform a facility energy audit and assessment in the amount of \$4,800. It was noted that this is the first step in looking at the possibility for building

construction or renovation. Mr. Breon moved to approve this contract. Mr. Elnitski seconded the motion.

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

ZONING OFFICER’S REPORT – Nothing to report.

COMMITTEE REPORTS

Spring Creek Watershed Commission: Mr. Breon noted that the Commission questioned what the Township’s position was on this ordinance and if we intended to adopt it. Mrs. Swancer noted that the Planning Commission has discussed previously and was ok with the idea. It was noted that Mr. Burd was recommending some rewording in the ordinance since the Township doesn’t have a property maintenance code.

Nittany Valley Joint Planning Commission: Mr. Breon noted that the Nittany Valley Joint Planning Commission met last week. One of the main topics discussed were the FAA hazard zones and how they affect the various townships.

Fire Task Force: Mr. Elnitski noted that the first task force meeting will be held this week.

OLD BUSINESS

Spring Creek Canyon: Mr. Elnitski noted that he is still working on the agreement and hopes to discuss the changes that he would like to see with Corman and Hanna.

Overlay Ordinance: It was noted that PSU is questioning why no postings of the properties took place. Attorney Schnoover has looked into this and has found that there isn’t any court cases which clearly states how an overlay district ordinance must be advertised prior to adoption.

Right Of Way Regulatory Ordinance: This item remains tabled.

NEW BUSINESS

Confer Storage Unit Conditional Use Application: Mr. Elnitski moved to pass this application on to the Planning Commission for their review and comment. Mr. Moyer seconded the motion.

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

2011 County Liquid Fuel Application: The Board asked that Mr. O’Leary be consulted for project ideas.

Bellefonte Soccer Association/Township Fields: It was noted that the Bellefonte Soccer Association is requesting permission to use the Township Building field for soccer for the fall season. Mr. Elnitski moved to approve this request. Mr. Breon seconded the motion.

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

2011 SEO Fee Schedule: The Board asked that this topic be discussed during budget meetings.

Grove Park Phase III Surety: The surety documents were presented to the Board for Grove Park Phase III in the amount of \$101,749.51. Mr. Elnitski moved to approve the surety as presented. Mr. Breon seconded the motion.
Vote: Mr. Moyer – yes Mr. Breon – yes Mr. Elnitski – yes

2011 Pension MMO: The 2011 Township Pension Minimum Municipal Obligation document was presented to the Board for their review and approval. It was noted that the amount for the 2011 MMO is \$41,617.89. Mr. Elnitski moved to approve the MMO. Mr. Breon seconded the motion.
Vote: Mr. Moyer – yes Mr. Breon – yes Mr. Elnitski – yes

Seibert Road Traffic Pattern Change: Discussion was held concerning the new "T" intersection that was created as a result of Grove Park Phase III opening. The Board noted that additional signage should be added warning traffic of the change.

Township Chairs: The Board noted that the old township chairs may be donated to Centre Peace should they want them.

CORRESPONDENCE

The Board acknowledged receipt of the following correspondence:

1. CCIDC - Benner Commerce Park Restrictive Covenants
2. PSATS News Bulletin
3. Centre County Conservation District Correspondence
 - a. Fox Ridge Subdivision
 - b. Lyn Lee Farms Fill Site
 - c. Sheetz
4. Letter to Bellefonte Borough from Penn Eagle Industrial Park
5. SBWJA August 23, 2010 minutes

ADJOURNMENT

The meeting was adjourned the time being 9:22 p.m.

Sharon Royer, Sec.