

Benner Township Supervisors
Ordinance 110 Hearing
August 15, 2011

The hearing for Ordinance 110 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 Doug Weikel, Dennis O'Leary, Nate Campbell, Gary Struble, Harry Roth, Rose Struble, Cindy Lorenzo, Rich Lorenzo, Keith Hodge, Renee Swancer and Sharon Royer.

It was noted that Ordinance 110 deals with establishing requirements for Age Qualified Housing as part of a coordinated development by conditional use within the Highway Commercial Zone. Mr. Elnitski questioned if anyone had any comments on the proposed ordinance. Being none, Mr. Elnitski moved to close the hearing. Mr. Breon seconded the motion.

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

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

Sharon Royer, Sec.

Benner Township Supervisors
Ordinance 111 Hearing
August 15, 2011

The hearing for Ordinance 111 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 Doug Weikel, Dennis O'Leary, Nate Campbell, Gary Struble, Bryan Rodgers, Rose Struble, Cindy Lorenzo, Rich Lorenzo, Keith Hodge, John Sepp, Max Whitcomb, Catherine Whitcomb, Renee Swancer and Sharon Royer.

Mrs. Swancer reported that Ordinance 111 deals with amending Ordinance 104 which establishes a Spring Creek Canyon conservation overlay and adds and amends certain definitions in Ordinance 104 section 113 and repeals township ordinance No. 108. Mrs. Swancer went over the changes that were made from Ordinance 108 to Ordinance 111. Mrs. Swancer noted that most of the changes that were made in this version deal with the airport area. Questions were asked and answered concerning the ordinance.

Mr. Elnitski moved to close the hearing on Ordinance 111. Mr. Breon seconded the motion.

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

The hearing was adjourned the time being 7:53 p.m.

Sharon Royer, Sec.

Benner Township Supervisors
August 15, 2011

The regularly scheduled meeting for the Benner Township Board of Supervisors was called to order at 7:55 p.m. by the Chairman, John Elnitski, Jr. with members Dave Breon and Randy Moyer present. Also in attendance were Doug Weikel, Bryan Rodgers, Dennis O'Leary, Nate Campbell, Gary Struble, Rose Struble, Cindy Lorenzo, Rich Lorenzo, Keith Hodge, John Sepp, Max Whitcomb, Catherine Whitcomb, Renee Swancer and Sharon Royer.

Ordinance 110

Mr. Breon moved to adopt Ordinance 110 which deals with establishing requirements for Age Qualified Housing as part of a coordinated development by conditional use within the Highway Commercial Zone. Mr. Elnitski seconded the motion.

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

Ordinance 111

Mr. Elnitski moved to adopt Ordinance 111 that deals with amending Ordinance 104 which establishes a Spring Creek Canyon conservation overlay and adds and amends certain definitions in Ordinance 104 section 113 and repeals township ordinance No. 108. Mr. Breon seconded the motion.

Vote: Mr. Moyer – no Mr. Breon – yes Mr. Elnitski - yes

MINUTES

The minutes of August 1, 2011, 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 August 15, 2011, were presented to the Board for their review and approval. Mr. Elnitski moved to approve the bills as presented. Mr. Moyer seconded the motion.

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

ENGINEER'S REPORT

Mr. Weikel went over the items that he has been reviewing on behalf of the Township.

McCrossin & Lion's Gate – awaiting for re-submission.

Dr. Clair – Mr. Weikel noted that a meeting was held at the county to discuss Dr. Clair's proposed subdivision. It was noted that Dr. Clair will still need to produce a 20' right of way and construct an 18' cart way in order to subdivide.

ROAD SUPERINTENDENT'S REPORT

*Paving for 2011 is done. Guiderail and berms still need to be put in. Tar and chipping is scheduled for later in the month.

*Krout's Lane – Mr. O'Leary noted that we received a second letter from the Engineering firm that conducted the Township's bridge study. The underpinning of the bridge has now been moved to the priority 1 status which means that they would like to see this work completed within six months. It was noted that a G.P. 11 permit would need to be required.

*Community Service – It was noted that the three individuals that volunteered to do their required school community service hours are now done.

COMMITTEE REPORTS

Fire Executive Meeting – meeting scheduled for this Thursday at 6 p.m.

Spring Creek Watershed Commission Meeting – was canceled for the month

Nittany Valley Joint Planning Commission Meeting – Mr. Breon noted that the next meeting is September 15th and will be held here.

OLD BUSINESS

Spring Creek Canyon Property: A draft copy of the sign was shown to the Board.

ROW Regulatory Ordinance: Continues to be tabled.

NEW BUSINESS

Haunted Trail: Mrs. Swancer noted that since the Lemont Granary is no longer doing a haunted house she made arrangements to go up and see what items they were getting rid of for use in our haunted trail. She noted that she brought several boxes of items back. The Granary is looking for a donation for the items taken. She noted that she estimates that the donation should be around \$75 to \$100. The Board noted that they would take a look at it to determine the amount.

Mrs. Swancer noted that she has asked Frank Riglin to come up with an estimate on running power to the small pavilion at the park to light it as well as install receptacles there and place receptacles along the backside of the trail. She hopes to have the estimate back for the next meeting.

University Park Airport – liquor license: It was noted that Irvin's at the Airport, LLC is applying for a liquor license in the University Park Airport terminal. Discussion was held. Mr. Elnitski moved to seek a legal opinion from Tim Schoonover on whether or not this change requires a conditional use hearing. 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. PSATS News Bulletin
2. SBWJA Minutes - July 11, 2011
3. SBWJA Minutes - July 25, 2011
4. Conservation District Report - Bellefonte Airport Runway
5. Infrastructure Engineers, Inc. Re: Krout Lane Bridge

NOTES

Carol Cadman: Mr. Breon noted that he received a phone call from Carol Cadman concerning her home located on Purdue Mt. Road and problems that she is experiencing concerning her contractor. Mr. Elnitski noted that he too has received a phone call from Mrs. Cadman. Discussion was held. The Board noted at this time it seems as though this is an issue between the Cadmans and their contractor and does not involve the Township getting involved. Mr. O'Leary noted that there is also an issue with their driveway that he is trying to have resolved. He noted that there was to be a swale installed but instead a 4" pipe was installed which now needs removed as it is in no way large enough.

Amberleigh/Fence/setbacks: Mr. Moyer questioned Mr. Weikel on the setbacks that are established for fences and their height requirements. Mr. Weikel noted that he doesn't get involved with these issues as they are zoning requirements. Mrs. Swancer noted that the property owners could apply for a variance from the Zoning Hearing Board.

ADJOURNMENT

The meeting was adjourned the time being 8:45 p.m.

Sharon Royer, Sec.