

**Centre County Airport Authority**  
**Conditional Use Hearing – Geothermal Wells**  
**February 7, 2011**

The regularly scheduled meeting of the Benner Township Board of Supervisors was called to order at 8:03 p.m. by the Chairman, John Elnitski with members Dave Breon and Randy Moyer present. Also in attendance were Nate Campbell, Dennis Norman, James Meyer, Amanda Shriver, Fred Gay, Mark Haefner, Allen Neely, Renee Swancer and Sharon Royer.

Dennis Norman and James Meyer were present to go over the Geothermal well system being planned for the Centre County Airport Authority.

Mr. Norman reported that they are planning to drill a total of 31 - five hundred foot deep wells. The wells will be drilled one at a time and will be drilled 20 feet apart for one another. The system to be installed will be a closed loop system.

Mr. Norman noted that the plans have been delivered to the State College Borough Water Authority for their review. He noted further that all of their comments have been addressed.

Non-toxic, biodegradable propylene glycol will be used in the pipe loops. Mr. Norman noted that floc logs will be used where all drilling water will be discharged.

Mr. Elnitski questioned if there will be an alarm system installed that will sound should the system leak.

Mr. Breon questioned the type of pipe that will be used and how the sections of pipe will be connected.

Mr. Elnitski moved to close the hearing the time being 8:02. Mr. Breon seconded the motion.

Vote: Mr. Moyer – yes

Mr. Breon – yes

Mr. Elnitski - yes

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**PERSONS TO ADDRESS THE BOARD**

Amanda Shriver: Mrs. Shriver was present to discuss the keeping of chickens. She provided the Board with copies of sections of ordinances from State College Borough and Patton Townships. She indicated that she would like to raise approximately 15 hens. Discussion was held. Mr. Elnitski moved to pass these sample ordinances on to the Planning Commission for their review and recommendations. Mr. Moyer seconded the motion.

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

**MINUTES**

The minutes of January 17, 2011, were presented to the Board for their review and comments. Mr. Elnitski moved to approve the minutes as presented. Mr. Breon seconded the motion.

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

**BILLS**

The bills of February 7, 2011, were presented to the Board for their review and approval. Mr. Breon moved to approve the bills as presented. Mr. Moyer 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.

**COMMITTEE REPORTS**

Spring Creek Watershed Commission: Mr. Breon reported on the recent Spring Creek Watershed Commission meeting that he attended. He noted that most of the meeting focused on the Chesapeake Bay and what has been determined to be done to clean up the Bay. DEP has determined the three top sources of nutrient runoff are from sewage treatment plants, farming activities and stormwater. He noted that it appears that soon Townships will be responsible for the quality of stormwater runoff. He noted that the groups are still discussing the possibility of creating a joint Stormwater Authority.

SBWJA Meeting/Clair-Rogers Connection: Mr. Moyer noted that he and Mr. Breon attended the Spring Benner Walker meeting to discuss sewerage the Shiloh Road area. He noted that they learned that the Township’s current 537 plan addresses sewerage this area and lists various ways that that can happen. It was determined that it is the responsibility of the developers to follow the plan.

Nittany Valley Planning Commission: Mr. Breon noted that he also attended the Nittany Valley Planning Commission meeting. The Centre County Planning Commission has determined that the proposal in Spring Township to extend the

mining zone is a project of regional impact and therefore requires the Nittany Valley Planning Commission participants to review and comment on the request.

TAG: Mr. Elnitski noted that at the last TAG meeting that the main focus of the meeting was to deal with how the road agreement would be drafted. Mr. Elnitski noted that one suggestion was that each (Fish Commission, Game Commission and Township) would contribute an annual maintenance fee that would be deposited into a separate fund to be used for the routine maintenance of the road. Mr. Elnitski noted that he would contact Mr. Weikel to compile a cost estimate of the repairs that he feels are currently needed to be made to the roadway.

Mr. Elnitski noted that he intends to approach DCNR, the County and the Centre Region for funds for the parking lots and trails.

### **OLD BUSINESS**

Spring Creek Overlay Ordinance: Mrs. Swancer noted that the Planning Commission has completed their review with the revisions that EPD has made to the Overlay Ordinance based on the comments and discussions that were held. A copy of the revised document was given to Allen Neely (PSU's Attorney). The Board asked that if Mr. Neely had any further comments on the revised document that they be submitted to the Board no later than February 21<sup>st</sup>.

Ordinance 108: Mr. Elnitski moved to adopt Ordinance 108 as advertised. Mr. Breon seconded the motion.

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

ROW Regulatory Ordinance: This item remains tabled.

Code Enforcement: Mr. Breon noted that representatives from Bellefonte, Spring, Walker and Benner are continuing to meet to discuss future code enforcement options for the Townships.

### **NEW BUSINESS**

Surety Reduction Village of Nittany Glen Phase II A: The Township is in receipt of a request from the Developers of the Village of Nittany Glen to reduce their surety amount on Phase II A from \$269,879.13 to \$53,252.19. Mrs. Swancer noted that the Township Engineer has reviewed and concurs with the reduced amount. Mr. Elnitski moved to approve the surety reduction. Mr. Moyer seconded the motion.

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

G.M. McCrossin Sewage Planning Exemption: Mrs. Swancer noted that documentation has been received from U.S. Fish and Wildlife and that the

postcard is ready for approval. Mr. Elnitski moved to approve the Sewage Planning Exemption Card for G.M. McCrossin. Mr. Moyer seconded the motion.  
Vote: Mr. Moyer – yes                      Mr. Breon – yes                      Mr. Elnitski – yes

YMCA: It was noted that we are in receipt of a request from the YMCA asking if the township would again consider participating in their annual fundraiser auction. Mr. Breon moved to purchase a \$250 ad in their auction brochure. Mr. Moyer seconded the motion.  
Vote: Mr. Moyer – yes                      Mr. Breon – yes                      Mr. Elnitski – yes

Sewage Permit Fees: The Board reviewed proposed Resolution 2011-4 which establishes the fees for various on-lot septic systems. It was noted that due to the state not reimbursing the municipalities for these permits the way they once did, it is necessary for the fees to increase. Mr. Elnitski moved to approve Resolution 2011-4. Mr. Moyer seconded the motion.  
Vote: Mr. Moyer – yes                      Mr. Breon – yes                      Mr. Elnitski – yes

Conditional Plan Approval Procedures: Discussion was held concerning conditionally approving plans. It was noted that if this situation becomes a regular occurrence that this topic will be brought back up.

Tressler Re-Zoning: The Board was in receipt of materials from Spring Township concerning the Glenn O. Hawbaker, Inc. request to re-zoning the Tressler tract from A1 and A2 to RRD to allow for mining activities. The Board acknowledged receipt of these materials.

Brad Milanese Resignation Letter: Mrs. Royer noted that we received notice from Brad Milanese that he accepted a full time/year round position and is not available for summer employment this coming summer.

Bellefonte Scholarships: Mrs. Royer noted that she wanted to confirm that the Board still plans to participate in all of the Bellefonte Scholarships as in the past for this upcoming year. The Board indicated that they did.

PRINT: Mrs. Royer noted that we have received materials from PRINT asking if the Township is interested in having a community map prepared. The Board indicated that they are not interested at this time.

Bellefonte Airport: Mr. Elnitski noted that he is now approaching the Board as a resident/representative of Bellefonte Airport. He noted that his mother is trying to find some other compatible use to be placed at the airport that will supplement the airport's income. One idea that they are exploring is for an indoor sports complex. This facility could be used for a variety of sports (soccer, baseball practice, strength training, gymnastics) and be used year-round.

He noted further that they have plans to widen the runway for safety reasons and are also pondering building a few cabins that people could fly in their planes and spend the night.

Mr. Elnitski noted that he plans to attend an upcoming Planning Commission meeting to discuss the Airport's ideas.

### **CORRESPONDENCE**

The Board acknowledged receipt of the following correspondence:

1. DEP letter approval of sewage planning for SCI Benner
2. Centre County Planning Office
  - a. Paul Hartle – subdivision/lot addition time extension
  - b. Fox Ridge Subdivision time extension
  - c. Glen @ Paradise Hills South Preliminary Plan time extension
  - d. Eagle Point New Phasing Schedule
3. Benner Township Water Authority – December 21, 2010 minutes
4. Centre County Conservation District
  - a. Grove Park NPDES renewal
  - b. Grove Park Earth Disturbance Inspection
5. Executed agreement (PA Game Commission, DOC, Benner Township, Penn State)
6. PSATS News Bulletin
7. SBWJA minutes of January 10, 2011

### **ADJOURNMENT**

The meeting was adjourned the time being 9:34 p.m.

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Sharon Royer, Sec.