

**Gordon Repine & Dal Ella Repine
Conditional Use Hearing
February 4, 2013**

The hearing was called to order at 7:30 p.m. by the Chairman, David Wise with members Randy Moyer and John Elnitski present. The hearing was continued until later in the meeting when representation for the Repines were present.
7:31 p.m.

Sharon Royer
Sharon Royer, Sec.

**Benner Township Supervisors
February 4, 2013**

The regularly scheduled meeting of the Benner Township Board of Supervisors was called to order at 7:32 p.m. by the Chairman, David Wise with members Randy Moyer and John Elnitski present. Also in attendance were Michelle Aukerman, Helen Alters, Don Franson, Tim Miller, Tom Moyer, Lindsay Schoch and Sharon Royer.

MINUTES

The minutes of January 7, 2013, were presented to the Board for their review and comments. Mr. Wise moved to approve the minutes as presented. Mr. Moyer seconded the motion.

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

BILLS

The bills of February 4, 2013, were presented to the Board for their review and approval. Mr. Moyer moved to approve the bills as presented. Mr. Elnitski seconded the motion.

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

ROAD SUPERINTENDENT

The road superintendent was absent from the meeting.

ZONING OFFICER REPORT

*Planning Commission met on January 10 and reviewed the Repine Conditional Use request.

*Michael Pratt inquired how to best handle the airport parking lot impervious coverage limits.

*Brindle Ridge – Planning Commission is recommending waiving it's review.

*NVJPC – received land use maps and zoning maps from the county to compare

*DCNR Grant workshop – will attend the one in Harrisburg since Boalsburg was cancelled.

*James Ertwine – the majority of the items of concern has been removed and cleaned up.

*Wolf's Furniture Building – a variance on the parking requirements will be held on the 12th

COMMITTEE REPORTS

Mr. Wise reported that the MPO budget formula continues to be the main topic of discussion.

Mr. Elnitski noted that he is continuing to try to get the projected cost of the Conservation Easement with Clearwater on the Canyon properties lowered even more.

The regular meeting was recessed to convene the Conditional Use Hearing for the Repines. The time was 7:45 p.m.

Gordon Repine & Dal Ella Repine Conditional Use Hearing February 4, 2013

The hearing was called to order at 7:46 p.m. by the Chairman, David Wise with members Randy Moyer and John Elnitski present. Also in attendance were Bruce Kirkpatrick, Mike Tarone, Michelle Aukerman, Helen Alters, Don Franson, Tim Miller, Tom Moyer, Lindsay Schoch and Sharon Royer.

Mr. Kirkpatrick noted that the Repines would like to construct a 7,250 sq. ft. addition to the existing Remodeler's Workshop located at 105 Stonecrest Drive. Of this addition the Repines would like to utilize 3,500 sq. feet of the addition for an adult day care facility. The remainder of the addition will be used as additional warehouse storage. It was estimated that 40 adults will be able to utilize facility.

It was noted that a neighboring property owner came in the office to see if the proposed plans included an area for a screened storage area. The plans do indicate that a screen storage area is being planned.

Mr. Elnitski moved to close the hearing the time being 8:00 p.m. Mr. Moyer seconded the motion.

Vote: Mr. Elnitski - yes

Mr. Moyer – yes

Mr. Wise – yes

Sharon Royer, Secretary

The regular meeting has now been reconvened the time being 8:01 p.m.

PERSONS TO ADDRESS THE BOARD

Mike Tarone – First Energy: Mr. Tarone was present to go over First Energy’s locked in/fixed rate program. They are offering a fixed rate of 5.33 for one year, 5.79 for two years, and 6.13 for 3 years. Mr. Wise moved to convert all of the Township’s electric accounts to First Energy for a two year commitment. Mr. Moyer seconded the motion.

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

OLD BUSINESS

Krout Bridge: It was noted that the GP11 permit was submitted to DEP. The plans were also submitted to PennDot for Mr. Pretash’s final review and approval. Mrs. Aukerman noted that it may be possible that additional soil analysis from the core samples that were taken previously may need to be made. The soil samples are still at the lab if the additional work is needed.

Amberleigh Surety: The Board is in receipt of a copy of the letter that Spring Township sent to Mr. Glass regarding paving of the roads in the Amberleigh Subdivision in Spring Township. The Board noted that if nothing is heard from the Bonding Company that the Township should have all of the necessary paperwork ready to get the project out for bids to insure the June 30th completion deadline.

NEW BUSINESS

Surplus Tractor Ford 3930: Mr. Wise moved to reject all bids for the tractor and to place it out for auction with the other items of State College Borough with a minimum bid of \$4,500.00. Mr. Moyer seconded the motion.

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

Gordon Repine Planning Module Exemption: A planning module exemption was received from Gordon Repine Land Development Plan. It was noted that all of the proper documentation has been received to grant the approval. Mr. Moyer moved to grant the planning module exemption. Mr. Elnitski seconded the motion.

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

Property Maintenance Code: Staff noted that several complaints have been received in the last couple of weeks from individuals that are renting homes in the township. According to the building code official, he can’t respond to the complaints unless the Township has a property maintenance code. Discussion was held. The board indicated that they are not interested in pursuing a property maintenance code at this time.

Kerry Benninghoff: It was noted that the Board has been contacted by Mr. Benninghoff regarding the construction of a transportation garage near the county jail to maintain the county's vehicles.

MS-4 Waiver: Mr. Franson updated the Board on the MS-4 Waiver application. It was noted that DEP may require additional filings that could come with a \$5,000 application fee. It was explained that the only current urban area the Township has is the Rockview State Prison and that they submit their own permit for their discharges. It is hoped that we can make the submission without the \$5,000 application fee. Mr. Elnitski noted that he would contact Senator Corman's office regarding this issue.

CORRESPONDENCE

The board acknowledged receipt of the following correspondence:

1. Water Authority Minutes of December 18, 2012
2. SBWJA Minutes of December 10, 2012 & January 14, 2013
3. Board Membership Application from Willis Houser
4. 2012 Building Permit Report
5. Letter from Richard Lahr Re: Swancer settlement
6. January 2013 Zoning permit report
7. Proposal from Revise regarding website design

ADJOURNMENT

The meeting was adjourned the time being 8:55 p.m.

Sharon Royer, Sec.