

**Conditional Use Hearing
Linda Whitlock – Bed & Breakfast
June 3, 2013**

The Conditional Use Hearing for Linda Whitlock was called to order at 7:30 p.m. by the Chairman, David Wise with members Randy Moyer and John Elnitski present. Also in attendance were Chad Stafford, Michele Aukerman, Dennis O'Leary, Lindsay Schoch, Clair Stem, Linda Whitlock, Ed Galus, and Sharon Royer.

Ms. Whitlock explained that she would like to utilize two extra bedrooms in her home and open a bed and breakfast establishment at her home located at 121 Tower Lane, Bellefonte. She noted that her property has the tax parcel of 12-2-18H and consists of 2.5 acres. Ms. Whitlock noted that she would probably only operate her business seasonally during football weekends and other special event weekends in the area. She noted that she has lived in the home since 1977. The Board asked how she would advertise her establishment. She replied that she would have her business listed within the Bed & Breakfast publications, she thought about creating a website and by word of mouth. She indicated that she would like to place a small sign at the bottom of her driveway.

Clair Stem noted that Ms. Whitlock has a right of way through his property and it would be her responsibility to maintain the lane up to her home. She indicated that she is aware of that and has maintained it herself since she moved there.

The hearing was closed the time being 7:37 p.m. Mr. Wise noted that a decision would be prepared and voted on at the next meeting to be held on July 1, 2013.

Sharon Royer, Sec.

**Benner Township Supervisors
June 3, 2013**

The regularly scheduled meeting of the Benner Township Board of Supervisors was called to order at 7:38 p.m. by the chairman, David Wise with members Randy Moyer and John Elnitski present. Also in attendance were Chad Stafford, Michele Aukerman, Dennis O'Leary, Lindsay Schoch, Clair Stem, Linda Whitlock, Ed Galus, and Sharon Royer.

PERSONS TO ADDRESS THE BOARD

Chad Stafford: Mr. Stafford was present to ask the Board to sign the MOU for the Preliminary/Final lot addition Replot plan for Lot 9 and 10 of the Benner Commerce Park. Mr. Moyer moved to approve and sign the MOU. Mr. Elnitski seconded the motion.

Vote: Mr. Elnitski – yes

Mr. Moyer – yes

Mr. Wise – yes

MINUTES

The minutes of May 6, 2013, were presented to the Board for their review and comments. Mr. Wise moved to approve minutes as presented. Mr. Moyer seconded the motion.

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

BILLS

The bills of June 3, 2013, were presented to the Board for their review and approval. Mr. Wise moved to approve the bills as presented. Mr. Moyer seconded the motion.

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

ROAD SUPERINTENDENT'S REPORT

Mr. O'Leary reported on the following:

*Amberleigh Development: Work has begun repairing the water valve boxes and catch basins. Pavement work and well as the cul-de-sac work will start after school is out. He noted that he plans to have a message board up at least a week prior to the road closure taking place.

*MidLand Construction – it was noted that MidLand has started their patch work on the roads that needed repairs.

*Boom mower – it was noted that the boom mower for the new tractor was delivered today.

ZONING OFFICER'S REPORT

Mrs. Schoch reported on the following:

*May 16th was a meeting of the Nittany Valley Joint Planning Commission. Further discussion took place regarding the comprehensive plan update. In upcoming weeks a Brown Field Survey will be taking place.

*Attended a safety meeting that was held at the Bellefonte Borough Office. Members of the Bellefonte and State College Police Department did the presentation.

*Met with Helen Alters and Bob Donaldson to go over some of the Historical information and sites in the canyon.

*ZHB – The Zoning Hearing Board will hold a hearing on 6/4 for the Burke property. A potential buyer wishes to place a mobile home on a foundation on this lot which is located in the flood plain.

*The members of the Zoning Hearing Board have mentioned that they would like to meet any new potential member prior to an appointment being made.

*A DCNR botanist inspected the potential parking lot and trail for the canyon project and found the locations clear with no species of concern.

*Property along Seibert Road has been cleaned up.

*Received a complaint about a rental unit along Seibert Road, but upon investigating it further there isn't a rental taking place.

*Mrs. Schoch noted that Berks Homes has brought in an additional set of plans for another building of townhomes. Mr. Wise noted that the same agreement would exist as did in the previous set of permits being issued. Payment is expected to go towards paying off Amberleigh's outstanding debt to the Township.

COMMITTEE REPORTS

NVJPC: Mr. Wise reported that a draft of the updated comprehensive plan should be ready for the next meeting.

Nittany Valley Joint Recreation Authority: It was noted that the committee seems to be off to a good start. The Board will be on a monthly meeting schedule. It was mentioned that the pool may be out of service for the 2014 season.

MPO: It was noted that discussion is continuing regarding the budget formula for the participants.

OLD BUSINESS

Krout Bridge: Michele Aukerman noted that PennDot currently has the additional revisions that they asked for and is hoping for final approval by the end of the week. It was noted that the Fish & Boat Commission wants all work out of the stream by September 30th. It was also mentioned that the steel lead time could become a factor in the time frame that we are working with.

Spring Creek Canyon Conservation Easement : This item remains tabled.

Tressler rezoning request: It was noted that the proposed change is currently under the review time frame for the County and the NVJPC. The earliest meeting date that the ordinance change could take place is the August meeting.

Paul Hartle Subdivision Plan: It was noted that the road has been completed and final inspection was made by the Township Engineer and the county. Mr. Wise moved to approve and sign the Paul Hartle Subdivision Plan upon the recommendation of Don Franson, Township Engineer. Mr. Moyer seconded the motion.

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

Village of Nittany Glenn, Phase IIIA Extension Plan: It was noted that the infrastructure for this section of the development has been completed and reviewed by Don Franson. Mr. Elnitski moved to approve and sign the plan upon the recommendation of Don Franson, Township Engineer. Mr. Moyer seconded the motion.

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

Letter from Warren Miller Re: Septage Management Plan: The Board is in receipt of a follow up letter from Mr. Miller explaining the approach that he believes

would be most beneficial for a septage management plan for Walker and Benner Townships. The Board asked that Chuck Herr be contacted to see if he is able to attend the Planning Commission's meeting of June 27th or July 11th to more fully explain the proposed DEP changes relative to on lot septic systems.

NEW BUSINESS

Field Usage Policy: Mr. Elnitski explained that it has been the Township's long standing policy that the township's recreation fields be given preference in the Spring months to the sport of baseball and the Fall months preference to the sport of soccer. Mr. Elnitski noted that Bellefonte Little League has asked to have this policy put in writing. Mr. Wise moved to approve the policy. Mr. Moyer seconded the motion.

Vote: Mr. Elnitski – yes

Mr. Moyer – yes

Mr. Wise – yes

Bellefonte Fire Department Updates: Mrs. Royer noted that at the last Fire Executive Board meeting bid amounts were announced for the new truck that the Logans placed out for bid. It was noted that the bids they received ranged from \$559,111.00 to \$593,080.00 with an additional \$68,638.00 to \$72,182.00 to upfit the truck with equipment. At the previous meeting it was estimated that the truck would cost between \$450,000 and \$500,000 with about \$30,000 to equip it. The payment methods that they are proposing to pay for the truck will increase our contributions. Mrs. Royer stated that she mentioned at the fire executive Board meeting that while this purchase may be doable, that this will pretty much max out the fire equipment budget until 2025 as any other new equipment would be way out of the current budget parameters. Don Holderman noted that he was going to meet with Borough Council to discuss details of a new agreement for fire services with Spring and Benner townships. A draft of that agreement should be forwarded to the Townships later this month.

Mrs. Royer also noted that the Borough did amend the by laws of the Fire Executive Board to place a voting member on from Spring and Benner Township. Mr. Elnitski noted that he will offer to sit on this Board to represent Benner.

Mrs. Royer also noted that she spoke with Gary Royer of the Pleasant Gap Fire Company in which he indicated that he would like to set up a meeting with the Supervisors to re-negotiate the funding agreement that the township has with the Pleasant Gap Fire Company. Questions were raised as to whether the coverage areas that the companies cover may be switched to allow Pleasant Gap more area. It was noted that this is something that would need to be discussed with the companies in a meeting.

Mammoth Construction Waiver Request: The Board is in receipt of a waiver from Mammoth Construction that want to instead of using depressed curbs for entrances onto the curbed roadway wants to use bituminous pavement the entire length of the driveway onto the roadway. It was noted that Mr. Franson

has reviewed this request and has no objection to granting it. Mr. Elnitski moved to grant the waiver request. Mr. Moyer seconded the motion.

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

Resolution of Support to Amending the Prevailing Wage Act: The Board is in receipt of a model resolution that PSATS is asking all of the Townships to adopt in favor of amending the Prevailing Wage Act to hirer limits. Mr. Wise moved to adopt Resolution 13-3. Mr. Elnitski seconded the motion.

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

Resignation of Dave Jackson: Mrs. Royer noted that Mr. Jackson came in to the office and stated that due to his work schedule, he must resign from the Planning Commission.

Centre County Airport Authority Conditional Use Hearing: The Board is in receipt of a Conditional Use Application from the Centre County Airport Authority to install an additional long term parking lot. Mr. Elnitski moved to accept the application and pass it on to the Planning Commission for their review and recommendations. Mr. Wise seconded the motion.

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

CORRESPONDENCE

The Board acknowledged receipt of the following correspondence:

1. Letter from PA DEP to Bellefonte Borough RE: Capacity Report
2. SWBJA Minutes
 April 22, 2013 & May 13, 2013
3. PSATS News Bulletin
4. Notice from FEMA Re: Spring Creek Levee System
5. County Planning Commission Letters
 - a. Letter to CCIDC Re: Lot Addition & Replot
 - b. Mammoth Construction Comments
 - c. Time Extension Village of Nittany Glenn Phase IIIA
 - d. The Glen at Paradise Hills West

ADJOURNMENT

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

Sharon Royer, Sec.