

## Benner Township Supervisors

August 4, 2014

The regularly scheduled meeting of the Benner Township Board of Supervisors was called to order at 7:00 p.m. by the Chairman, David Wise with members Randy Moyer and Mark Capriani present. Also in attendance were Dennis O'Leary, Lou Brungard, Gerold Rogers, Jerry Clair, Sue Clair, Dick Lahr, Lindsay Schoch and Sharon Royer.

### PERSONS TO ADDRESS THE BOARD

Lou Brungard: Mr. Brungard was present from the Pleasant Gap Fire Company to give the Board a report on the past year's calls, etc. Mr. Brungard noted that they were very pleased with all of the participation on the special events that the fire company held in celebrating their 150<sup>th</sup> Anniversary.

### MINUTES

The minutes of July 7, 2014, were presented to the Board for their review and comments. Mr. Wise moved to approve the minutes as presented. Mr. Capriani seconded the motion.

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

The minutes of July 21, 2014, 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. Capriani – abstain                      Mr. Moyer – yes                      Mr. Wise – yes

### BILLS

The bills of August 4, 2014 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. Capriani – yes                      Mr. Moyer – yes                      Mr. Wise – yes

### ROAD SUPERINTENDENT'S REPORT

Mr. O'Leary reported on the following:

- Tar and chipping work has been completed by Pine Creek Township.
- Paving work on Purdue Mountain will be completed by the end of the week.
- B & H Tree Service was hired to complete some emergency tree removal work caused by recent storms.
- The Township road crew has been working on the maintenance and repair of Township roadside berms.
- The new truck should be complete and delivered within a few weeks.
- Opequon Hill Roads have been inspected and are now ready to be accepted by the Township.

### ZONING OFFICER'S REPORT

Mrs. Schoch reported on the following:

\*Planning Commission met and continued to discuss Zoning Ordinance edits. Discussion was also held concerning the recent conversations with the Village of Nittany Glen. Mrs. Schoch noted that we still have not received any further communications from them on language that could be used to amend the zoning ordinance for their area.

\*The Zoning Hearing Board met to hear a Special Exception case for the Fisher's concerning a non-conforming use. They also heard a Variance case for the Airport Authority.

\*Meet with a Realtor who is representing the remainder of the lots for sale in the Airport Park Subdivision. The Realtor was suggesting that perhaps additional uses could be added to that Zoning District to make the lots more attractive.

\*Minor Land Development plans either have been submitted or are planned to be submitted for Robbins parcel and the Confer parcel. Both of which are located along the Benner Pike.

\*NVJPC meet. The main topics that were discussed were Mini Cell Towers and Linda Marshall spoke about ways to promote alternate living arrangements as a way of addressing the stresses for the need of low income housing needs.

\*It was reported that the Township has received a couple letters expressing support for the pool.

\*SALDO: Mrs. Schoch provided the Board with a flow chart comparing the County's SALDO to Spring Township's SALDO.

**OLD BUSINESS**

Amberleigh Street Dedication: Mrs. Royer noted that she sent Mr. Glass an email and has heard nothing back from him. The email stressed that the Board would like an update on the street dedication for tonight’s meeting. She sent a follow up email as well that was returned so a phone call was also placed to his office and copies of both emails were forwarded to Mr. Glass’s assistant Ms. Vo. Mr. Capriani noted that he has heard from the HOA questioning if there has been any new developments as they are worried due to the winter months fast approaching. Mr. Wise stated that he would try to call and speak with either Ms. Vo or Mr. Glass.

Opequon Hills Street Dedication: It was noted that the remaining items for the Opequon Hills streets have been completed and inspected by the Township Engineer and Road Superintendent and are ready for acceptance by the Township. Mr. Wise moved to adopt the following resolutions:

- Resolution 14-4 Meadow Flower Circle
- Resolution 14-5 Bergamont Way
- Resolution 14-6 Buttercup Way
- Resolution 14-7 Yarrow Way

Mr. Moyer seconded the motion.

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

Grove Park/Park Lot Transfer: It was discussed that the Home Owners Association is seeking ownership of the park lot in the Grove Park Subdivision. It was noted that there are several easements on this lot as well as a detention pond and signage which doesn’t allow for much area to be useful. Mr. Capriani moved to approve transfer of this lot from the Township to the Home Owners Association. Mr. Moyer seconded the motion.

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

Gerald Clair: Dr. Clair reported that he is in the process of trying to get an appraisal on his property and the appraisal company said that not knowing who and how the property will be sewerred is affecting his appraisal.

Dick Lahr was present and noted that it is possible for the Centre Region (UAJA) to take and process the sewage however, and agreement between SBWJA and UAJA will need to be reached before this can happen.

It was again discussed that until needs are actually known (ie: hotel, professional offices, retail space etc.), that hard costs cannot be determined. Examples were given as to what size of line will be needed to be installed, how many EDUs are needed, etc.

Dr. Clair noted that he would ask his Engineering firm to come up with cost estimates to install the lines to UAJA and SBWJA so that costs for the various connection methods would be known.

**NEW BUSINESS**

Municipal Pension Plan: Mr. Wise noted that he would like to have a representative from Trident Retirement Services come and meet with Mrs. Royer before a decision is made. This item remains tabled until the next meeting.

Surety Renewal Glenn at Paradise Hills South: The surety for the Glenn at Paradise Hills South was presented for renewal in the amount of \$20,735.00. Mr. Wise moved to approval the renewal. Mr. Moyer seconded the motion.

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

Non-Substantive Change Graystone Court at Eagle Point: The Board is in receipt of a letter from Franson Engineering stating that he approves of the Non-Substantive Changes made to the Graystone Court plan on sheets 2, 3, 5, 7 and 20 as prepared by Penn Terra Engineering dated June 18, 2014.

Mr. Wise moved to approve the changes as noted. Mr. Moyer seconded the motion.

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

ACT 13 Fund Distribution: Proposed Resolution 14-3 was presented to the Board for their review. Mrs. Royer noted that the state requires that this resolution be adopted stating how much ACT 13 money is received and where these funds will be spent. Mr. Wise moved to adopt Resolution 14-3. Mr. Moyer seconded the motion.

Vote: Mr. Capriani – yes

Mr. Moyer – yes

Mr. Wise – yes

Corl Brothers Farm to be in the Ag Security District: It was noted that the Township is in receipt of a form from the Corl Brothers Farm dealing with the Township’s Ag Security District. Mrs. Royer noted that their property is not in our Ag Security District, however the form that they submitted is requesting being removed from the District. Further clarification will be requested on what they are actually requesting.

**CORRESPONDENCE**

The Board acknowledged receipt of the following correspondence:

1. SBWJA Minutes – June 23, 2014, July 14, 2014
2. PSATS News Bulletin
3. County Planning Letters
  - a. Graystone Court at Eagle Point - Time Extension
  - b. Lions Gate Self Storage – Null and VOID
  - c. Remodelers Workshop – Time Extension
4. Letter from FEMA Re: map update
5. Conservation District Letters:
  - a. Mammoth Construction
6. Franson comment letter RE: UPA Apron and new parking lot

Notes: Mrs. Royer gave the Board a copy of the bid results outline for the new garbage contract.

**ADJOURNMENT**

The meeting was adjourned the time being 8:20 p.m.

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Sharon Royer, Secretary/Treasurer