

Benner Township Supervisors

August 7, 2023

The regularly scheduled meeting of the Benner Township Board of Supervisors was called to order at 7:00 p.m. by the Chairman, Randy Moyer with members Larry Lingle and Tom Moyer present. Also in attendance were Zeb Smoyer, Pat Ward, John Elnitski, Tom Eby, Deb Smeal, Allen Strouse, Treva Strouse, John Kostas, Rod Beard and Sharon Royer.

PERSONS TO ADDRESS THE BOARD

Buchart Horne – The Cascade Land Development Plan: Pat Ward and Zeb Smoyer were present to go over the previous comments that were made on the Cascade Land Development Plan. A document listing all of the comments from all review authorities and how they were addressed was given to the Board. Mr. Ward noted that the additional fire hydrants that were requested by the Bellefonte Fire Company have been added. It was noted that the NPDES permit for the project is currently under review. It was noted that do to some missing information the DEP Sewage Planning Module needs to be reapproved by the Board. Mr. R. Moyer moved to approve the Sewage Planning Module for the Cascade for 216 EDUs. Mr. Lingle seconded the motion.

Vote: Mr. T. Moyer – yes

Mr. Lingle – yes

Mr. R. Moyer – yes

MINUTES

The minutes of July 6, 2023, were presented to the Board for their review and comments. Mr. R. Moyer moved to approve the minutes as presented. Mr. T. Moyer seconded the motion.

Vote: Mr. T. Moyer – yes

Mr. Lingle – abstained

Mr. R. Moyer – yes

BILLS

The bill list for the General Fund in the amount of \$276,965.73 was presented to the Board for their review and approval. Mr. R. Moyer moved to approve the bills as presented. Mr. Lingle seconded the motion.

Vote: Mr. T. Moyer – yes

Mr. Lingle – yes

Mr. R. Moyer – yes

The bill list for the State Fund in the amount of \$250,000.00 was presented to the Board for their review and approval. Mr. R. Moyer moved to approve the bills as presented. Mr. Lingle seconded the motion.

Vote: Mr. T. Moyer – yes

Mr. Lingle – yes

Mr. R. Moyer – yes

The accounts receivable for the General Fund was acknowledged at \$14,284.70.

OLD BUSINESS

Zoning Ordinance Amendments: Mr. Beard presented the Board with a list of the proposed amendments to the Township's current Zoning Ordinance. It was noted that these amendments will be advertised for potential adoption at the Board's September 5th meeting. Mr. R. Moyer moved to approve the advertisement of these zoning ordinance amendments. Mr. Lingle seconded the motion.

Vote: Mr. T. Moyer – yes

Mr. Lingle – yes

Mr. R. Moyer – yes

NEW BUSINESS

Chad & Heather Dubin Replot and Subdivision Plan: The five lot subdivision/replot plan was presented to the Board to see if they had any comments. It was noted that four of the lots will have access off of Valley View Road and the remaining lot will access off of Fleetwood Drive. The Board noted that they did not have any comments relevant to the plan.

The Sewage Planning module for the Dubin Subdivision/Replot was also presented. It was noted that each lot has the required 2 approved perc sites on it with the required isolation distance for a well to be drilled. Mr. R. Moyer moved to approve the sewage planning module. Mr. Lingle seconded the motion.
Vote: Mr. T. Moyer – yes Mr. Lingle – yes Mr. R. Moyer – yes

Benner Pike Hotel Surety Agreement: The Board was in receipt of the surety package for the Benner Pike Hotel Subdivision. The amount of the surety package that was provided by John Sepp and reviewed and approved by Don Franson was in the amount of \$44,770.00 for the sidewalk. The agreement is complete with the exception of the actual payment method. Mr. R. Moyer moved to approve the surety package once payment is provided. Mr. Lingle seconded the motion.
Vote: Mr. T. Moyer – yes Mr. Lingle – yes Mr. R. Moyer – yes

Surety Release for LSC RP, LLC.: It was noted that the remaining items on the stormwater facilities for the LSC RP, LLC land development project have been completed and that Mr. Franson is recommending release of the surety. Mr. R. Moyer moved to release the surety. Mr. Lingle seconded the motion.
Vote: Mr. T. Moyer – yes Mr. Lingle – yes Mr. R. Moyer – yes

CORRESPONDENCE

The following correspondence was acknowledged by the Board:

1. SBWJA Minutes – June 26, 2023 & July 10, 2023
2. BTWA – June 20, 2023
 - i. Key Points July 18, 2023
3. Centre County Planning Commission Letters
 - i. Time Extension
 1. Sai 21, LLC Subdivision
 2. Benner Pike Hotel
 - ii. WaWa Plan preliminary comments
4. DEP PFAS investigation Report update for July 2023
5. DEP Letters
 - i. Village of Nittany Glen Phase III-A NPDES Permit
 - ii. Bellefonte Warehouse NPDES Technical Deficiency Letter
 - iii. Cascade Sewage Planning Module Denial
6. Order Marina Elnitski, Benner Township Supervisors, J. & K Evey Re: Campground appeal
7. Letter from Bellefonte Graystone Court Re: WaWa
8. Letter from Jeffrey Frazier Re: WaWa
9. McCormick Taylor – Traffic Comments RE: WaWa
10. Thank you note from Deb Burger RE: Veterans' Park
11. Conservation District Letters
 - i. WaWa NPDES Completeness letter

Being no further comments or questions from the audience, the meeting was adjourned the time being 7:20 p.m.


Sharon Royer, Secretary