

**Public Hearing  
Ordinance 129  
December 7, 2015**

The public hearing on Ordinance 129 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 Kevin Abbey, Don Franson, Dennis O'Leary, Chris Anderson, Tom Yackley, Don Hohner, Edward Galus, Nikki Blake, Anne Robinson, Holly Hosterman, Paul Kurtz, Thomas Kupchinsky, Lou Brungard, Tom Moyer, Heidi Nicholas, John Sepp, Paul Silvis, Shirley Gryczuk, John Kostas, Chad Stafford, Jennifer McKee, Pamela Czaplá, Kevin McLaughlin and Sharon Royer.

Kevin McLaughlin, representing the McKee Group, explained that they are requesting that the front-end of the property "Village of Nittany Glen" being approximately 35 acres in size be rezoned from MHP (Mobile Home Park) to R-2. He indicated that the homes being offered in the development are not selling as they had hoped and believe that by offering townhome type dwellings would be beneficial to everyone. It was noted that the density of the development would not be changing it would just be the dwelling type. The density would remain at 6 units per acre.

Mr. Anderson noted that this proposal has been presented to the surrounding townships, the Nittany Valley Joint Planning Commission and the County. Noting further that no comments have been received. He continued that this ordinance would only change the zoning district, and that the next step would be for the developer to prepare and submit plans to the county and the Township to work through the approval process.

Mr. Kupchinsky questioned - How many levels the townhomes would have? How many units per building? What will the structures look like? How would the street layout look like? He noted that he also has concerns that this new type of unit would adversely affect his property value.

Mr. McLaughlin noted that the number of levels of the townhomes has yet to be determined and feels that this proposed type of housing will compliment what is there and if anything enhance the property values. He continued, noting that they would not build something undesirable as they want this development to be successful.

Others present stated that they feel a separate entrance and clubhouse should be created for this section of housing. One audience member noted that she didn't want the development to grow from its current numbers. Mr. McLaughlin noted that this development was laid out and designed for over 400 homes.

Mr. Kupchinsky noted that they bought into a 55+ community and then that changed. He noted that there wasn't to be students living in the community and they are there. Noted that the work site isn't clean and looks like a pig pen. Mr. Kupchinsky questioned, "What will be next?"

With no new comments, the public hearing was closed the time being 7:31 p.m.

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Sharon Royer, Secretary/Treasurer

**Benner Township Supervisors  
December 7, 2015**

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 Mark Capriani present. Also in attendance were Kevin Abbey, Don Franson, Dennis O’Leary, Chris Anderson, Tom Yackley, Don Hohner, Edward Galus, Nikki Blake, Anne Robinson, Holly Hosterman, Paul Kurtz, Thomas Kupchinsky, Lou Brungard, Tom Moyer, Heidi Nicholas, John Sepp, Paul Silvis, Shirley Gryczuk, John Kostas, Chad Stafford, Jennifer McKee, Pamela Czapla, Kevin McLaughlin and Sharon Royer.

**PERSONS TO ADDRESS THE BOARD**

Paul Silvis: Mr. Silvis and John Sepp were present to discuss the Benner Commerce Park development. Mr. Silvis noted that they would like to see some changes made to the development in order to create interest for companies to locate in the park. He noted that the KOEZ designation hasn’t been enough to draw interest. They noted that they feel that it may be beneficial for the properties located near the loop that has good visibility from I-99 to be zoned Highway Commercial. Mr. Silvis noted that they have received interest from a car dealership to locate there, however currently that isn’t a permitted use on the lot that they are interested in. Mr. Sepp suggested that perhaps combining uses allowed in the Campus Industrial District with the Highway Commercial District would be a way to address this issue or to merely add additional uses to the Campus Industrial District. Mr. Silvis also noted that they plan to re-subdivide some of the larger lots making some smaller lots available to those not needing so much space. Mr. Wise noted that the Township is currently looking at modifying the Zoning Ordinance and will take this into consideration during its review.

Kevin Abbey: Mr. Abbey was present to see how the Board feels about submitting an application to DCNR in the April 2016 funding application round for Phase II of the Spring Creek Canyon Trail. He noted that the construction of Phase I has not yet begun but will in 2016. It was stated that even though the application is due on April 15 that it will probably be December 2016 or January 2017 until word is received if the grant has been awarded or not. Mr. Abbey noted that ClearWater would complete the application and provide the match should the grant be awarded. The Board noted that they would be in favor for submitting a grant for Phase II if ClearWater is willing to do the paperwork and supply the matching funds.

Lou Brungard, Pleasant Gap Fire Chief: Mr. Brungard was present to give the Board of Supervisors a year-end report on the calls that the Pleasant Gap Fire Company responded to and the amount of training that the company underwent. The Board questioned Mr. Brungard if they were having any issues with recruiting and retention of firemen. Mr. Brungard responded that it is a problem everywhere. He noted that a county wide grant is being applied for that, if awarded, will assist in creating a recruitment and retention program.

**MINUTES**

The minutes of November 2, 2015, were presented to the Board for their review and comments. Mr. Capriani moved to approve the minutes as presented. Mr. Moyer seconded the motion.

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

**BILLS**

The bills of December 7, 2015, 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





2. Notice from Bellefonte Borough Re: speading Biosolids on Spicer Family Farms
3. Notice from Nick Brooks RE: Footbridge installation over a drainage culvert near the Blue Bridge
4. PSATS News Bulletin
5. Engineering Comments RE: Hartman Group Final Land Development Plan
6. County Comment Letters
  - a. Lot Addition/Replot Davann Gordan/Robin Sidwell
7. County Conservation District Letters
  - a. Grove Park
8. SBWJA Minutes
  - a. October 26, 2015
  - b. November 9, 2015
9. BTWA Minutes of October 20, 2015
10. Copy of the 2014 Water Resources Monitoring Project Report
11. Board Membership Application for the Planning Commission from Gerald F. Clair, MD

**ADJOURNMENT**

The meeting was adjourned the time being 8:08 p.m.

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Sharon Royer, Secretary