

**Benner Township Supervisors
February 17, 2020
Special Meeting**

The Specially advertised meeting of the Benner Township Board of Supervisors was called to order at 8:00 a.m. by the Chairman, David Wise with members Randy Moyer and Larry Lingle present. Also in attendance were Randy Tice, Kevin Abbey, Edward Galus, John Elnitski, Thomas Eby, John Kostas, Jim Lanning, Ford Stryker, Rod Beard and Sharon Royer.

PFAS: Mr. Wise noted that the Township has made a web page on it's website on the information that we have received to date. It was noted that PSU is aware of the finding at State of the Art and is working with the State's PFAS Action Team task force for guidance and direction. Penn State is conducting additional testing on non-drinking wells at the airport and is waiting for those results.

John Kostas asked the Board if they would contact Bellefonte Borough about having the bio-solids tested to see if there is PFAS detected in it. He expressed that if it is found that this would be a way of stopping the cycle by no longer allowing the biosolids to be spread. Mr. Wise indicated that they could ask but that they couldn't force them to test.

Randy Tice also noted concerns with water contamination and questioned why public water couldn't be run at the same time public sewer is being run to the Walnut Grove area. Mr. Wise noted that this question was asked previously and it was looked into. He was told that there wouldn't be enough water consumption for as long as the line would need to be and therefore the line would need to be flushed regularly which would be very cost prohibitive.

Randy Tice questioned the Board if there is anything that they could do to make someone fill in a sinkhole. It was noted that this isn't something that the township gets into on private property. Mr. Tice noted that his neighbor has a very large sinkhole on his property near his and he feels that it is going to hurt his property value when he goes to sell his home.

ZONING ORDINANCE

Mr. Wise noted that the township has been working under a pending zoning ordinance since November of 2018. It was noted that no real issues have been experienced since that time while under the pending ordinance. Mr. Wise asked Mr. Beard to go over where we are at, at this time.

Mr. Beard noted that he has not completed the Airport Hazard Regulations. He noted that the township's current document does need amending. He noted that he hoped to have this article completed by the end of the week and will forward it on to Mr. Elnitski for review before the March meeting.

Topics in the draft document that were discussed included:

*Winery: Suggested that this be a use on to itself and not lumped in with the breweries/cideries /distilleries and be allowed in the AG district.

*Group Home: Needs a definition. Rod to look at other ordinances for one. Use to be permitted in the Commercial District.

*Page 24: definition of Land Development. Questions were raised as to where this came from. It was noted that it may have come from the County's SALDO. Additional review will take place.

*Article 3: Mr. Beard noted that he feels that the Spring Creek Canyon Overlay should become a District on to its self. The Board suggested an abbreviation for it be created. It was noted that the Canyon overlay is in the same format that was completed by Mr. Franson.

*FC Use chart was reviewed to make sure the changes that the Board wanted are correct. It was determined that they were.

*A Use chart: The Board noted that the Maximum permitted Lot area should be deleted.

*Page 45: Check to see if foot notes are relevant – Rod to make adjustments if necessary

*Page 47: Remove maximum lot area in chart.

*Page 49: Reviewed R-2 table. Tabled noted to be correct. Rod to check on foot notes and make adjustments as necessary.

*Page 50: Reviewed R-3 Table. Chart was compared to the letter received from Berks Homes to ensure the duplex requirement changes were made correctly. It was determined that they were.

Mr. Beard noted that that pretty much covers the areas that he wanted to touch on prior to proceeding.

Mr. Wise noted that in the “Sign” article he wanted to make sure that no changing, flashing, lighted bill boards are permitted. Mr. Beard noted that he also needs to research what size of bill boards are commonly allowed as this isn’t addressed in the current draft and Mr. Lesniak has received questions regarding this.

Mr. Beard noted that he plans on having the final draft of the zoning ordinance to the Board by the end of this week.

University Park Airport Aircraft Rescue and Fire Fighting Facility Building Planning Module: The Board is in receipt of a completed sewage planning module for 2 EDUs for the proposed U.P. Airport aircraft rescue and fire fighting facility building. Letters from both Bellefonte and SBWJA agreeing to the flows have been received. Mr. Wise moved to approve the sewage planning module. Mr. Moyer seconded the motion.

Vote: Mr. Lingle – yes

Mr. Moyer - yes

Mr. Wise – yes

Pleasant Gap Fire Company Contribution: Mrs. Royer noted that she received a phone call from Gary Royer representing the Pleasant Gap Fire Company and was questioning the contributions that the Township is making to the Pleasant Gap Fire Company. Mrs. Royer noted that the Township is billed by the other fire companies (Bellefonte, Centre Region COG). It was noted that in 2017 The Township was billed by Spring Township \$7,600 for Benner Township’s portion of the Pleasant Gap Fire Company’s Workman’s Compensation. That same year the Township gave the Pleasant Gap Fire Company a direct donation in the amount of \$14,000. In the years 2018 and 2019 the township was billed by Spring Township \$15,000 each year for the Township’s portion of the Pleasant Gap Fire Company’s Workman’s Compensation. Mr. Royer was unaware that this billing from Spring Township was taking place. Mrs. Royer asked the Board how they wished to go about deciding what additional funds to give the fire company. The Board asked that Mrs. Royer contact Spring Township and get a copy of the workman’s compensation bill and how the formula for the Workman’s Compensation is computed. After they have time to review this information, they will decide on an amount for the additional funding to the Fire Company.

State Police Funding: Mr. Wise noted that Governor Wolf’s proposed budget once again includes a funding mechanism for the Pennsylvania State Police. Under this year’s proposal, however, the entire state will pay something whether or not you have your own police. The formula is derived from station

coverage costs, which are driven by incidents and coverage area and would consider various other factors including population and income.

Being no further business. The meeting was adjourned the time being 9:35 a.m.

Sharon Royer, Secretary