

Benner Township Supervisors
Re-Organizational Meeting
January 5, 2015

The re-organizational meeting of the Benner Township Board of Supervisors was called to order at 6:05 p.m. by the Chairman David Wise with member Randy Moyer present. Mark Capriani was absent. Also in attendance were Thomas Kupchinsky, Rosemarie Kupchinsky, Tom Moyer, Sandra Griep, Holly Hosterman, Ellen Kline, Fred Gay, Don Hohner, Anne Robinson, Doug Baney, Cheryl Baney, Bob Runkle, Cathy Runkle, Ellen Kline, Kit Heushaw, Harrison Schuley, Gary Sweeney, Ed Galus, Willis Houser, Dennis O'Leary, Lindsay Schoch, and Sharon Royer.

ORGANIZATION OF THE BOARD

Chairman: Mr. Moyer moved to appoint David Wise to serve as Chairman of the Board. Mr. Wise seconded the motion.

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

Vice-Chairman: Mr. Wise moved to appoint Randy Moyer as the Vice-Chairman of the Board. Mr. Moyer seconded the motion.

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

APPOINTMENTS

Mr. Moyer moved to make the following appointments:

Secretary-Treasurer: Sharon Royer

Sewage Enforcement Officer: Chuck Herr as the Township's Sewage Enforcement Officer

Back up Sewage Enforcement Officer: Pamela Winter as the back-up Sewage Enforcement Officer

Zoning Officer : Lindsay Schoch

Back Up Zoning Officer : Chuck Herr

Building Code Officer Harry Burd at Benner Township's Building Code Officer for 2015

Solicitor/Firm: Robert Rayman as the Township's Attorney for 2015.

Engineering: Don Franson/Franson Engineering as the Township's Engineer for 2015.

Traffic Engineers: The firm of McCormick Taylor

Bank: Mr. Wise moved to appoint M & T Bank, Pliget, and Jersey Shore State Bank as banks of the township for 2015.

Roadmaster Appointment: Dennis O'Leary as the Township's Roadmaster/Road Superintendent.

Road Crew Appointments: Norman Corl, Harold Meyer and Donald Tressler as full time road crew staff. Full time staff to have a clothing allowance of \$250 and part-time \$100

PSATS Voting Delegate: Randy Moyer as the 2015 PSATS Voting Delegate

Benner Township Water Authority: Andrew Swales to a 5 year term on the Benner Township Water Authority

Spring-Benner-Walker Joint Authority: Tim Miller to the Spring-Benner-Walker Joint Authority for a 5 year term

Mr. Wise seconded the motion.

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

Planning Commission: Mr. Wise moved to appoint the following to the Benner Township Planning Commission for a period of 4 years:

Nate Campbell, Willis Houser, Paul Kurtz, Greg Jeffries, and Sherry Dawn Jackson.

Mr. Moyer seconded the motion.

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

Mr. Wise moved to make the following appointments:

Centre County Airport Authority: James Swartzell reappointment.

Centre County Tax Collection Committee: Sharon Royer as the primary appointment with Randy Moyer being the alternate.

Board Appointments:

Spring Creek Watershed Commission – Mark Capriani

Nittany Valley Joint Planning Commission – Randy Moyer and Paul Kurtz

CRMPO Technical Committee – Don Franson

CRMPO Coordinating Committee – David Wise

Fire Executive Board – Randy Moyer primary/Sharon Royer alternate

Township's Spring Creek Canyon TAG Representative – David Wise

Certified Public Accountant: Appointment of the firm of BakerTilly (formally ParenteBeard) as the Township's accountant for the 2014 year end audit.

Vacancy Board: Tom Moyer to the Township's Vacancy Board for 2015.

Mr. Moyer seconded this motion.

Vote: Mr. Capriani – absent

Mr. Moyer – yes

Mr. Wise – yes

Meeting dates/times: Mr. Wise moved to hold the Board of Supervisors meetings the first Monday of each month at 7:00 p.m. with the exception of September which will be held on September 3rd due to the holiday. Mr. Moyer seconded the motion.

Vote: Mr. Capriani – absent

Mr. Moyer – yes

Mr. Wise – yes

The re-organizational meeting was adjourned the time being 6:12 p.m.

Sharon Royer, Secretary

Alexander Family Partnership
Conditional Use Hearing
January 5, 2015

The Conditional Use Hearing for the Alexander Family Partnership was called to order at 6:12 p.m. by the Chairman, David Wise with member Randy Moyer present. Mr. Capriani was absent. Also in attendance were Thomas Kupchinsky, Rosemarie Kupchinsky, Tom Moyer, Sandra Griep, Holly Hosterman, Ellen Kline, Fred Gay, Don Hohner, Anne Robinson, Doug Baney, Cheryl Baney, Bob Runkle, Cathy Runkle, Ellen Kline, Kit Henshaw, Harrison Schailey, Gary Sweeney, Ed Galus, Willis Houser, Dennis O'Leary, Lindsay Schoch, and Sharon Royer.

Ellen Kline, Remax Realty representing the buyer and seller, was present to discuss the proposal of the Harrisons. She noted that Harrison's Wine Grill and Catering are interested in constructing a 5,000 sq. foot simple one floor building to use as an event and meeting space. Catering would take place at the building. In the beginning the food would be prepared off site, eventually a kitchen would be added with the possibility in the future for a sit down restaurant. The parcel in question (12-004-035) is 88.77 acres in size and is located in the Airport Industrial Zoning District.

Ms. Kline noted that a restaurant and catering facilities are currently permitted as a conditional use as long as it is an accessory to a hotel, lodging but not as a stand alone use.

Residents from the Village of Nittany Glen, Thomas Kupchinsky and Rosemarie Kupchinsky, asked questions regarding how waste/garbage control would be handled as well as potential noise from events being held there. They noted further that the

residents of the Glen often have issues with wildlife getting into their refuse if left out overnight. It was noted that there is a large buffer from where this facility would be located and the Village of Nittany Glen. Outside events would be limited to warmer months of the year and are not anticipated to be overly loud. It was noted that garbage disposal would be taken very seriously as this would be a concern of the owners as well.

Fred Gay noted that he doesn't believe that this proposed use is proper for this location as it is already a permitted use in other zoning districts in the Township, and therefore, shouldn't be addressed as a conditional use in this zoning district.

Potential owner, Kit Henshaw, noted that they envision hosting business meetings, retreats as well as wedding receptions.

Bob Runkle questioned where access for this facility would come from. Ms. Kline noted that that is undetermined at this time as the people interested in the property didn't wish to spend a lot of money with engineering and design if the use was going to be turned down.

Jim Swartzell noted that he serves on both the Benner Township Planning Commission and the Centre County Airport Authority and both were fine with the proposed use.

Cheryl Baney questioned if this property could be further subdivided. It was noted that yes, the property could be further subdivided in the future but for the foreseeable future, if they end up purchasing the property the remaining undeveloped land would remain as farm fields.

With nothing further, the hearing was adjourned the time being 6:45 p.m.

Sharon Royer, Secretary

Nittany Mountain Trail Ride
Conditional Use
January 5, 2015

The Nittany Mountain Trail Ride Conditional Use Hearing was called to order at 7:00 p.m. by the Chairman, David Wise with member Randy Moyer present. Mr. Capriani was absent. Also in attendance were Ed Galus, Dennis O'Leary, Willis Houser, Lindsay Schoch, Pam Adams and Sharon Royer.

Mrs. Schoch noted that the Township is in receipt of a letter from Rowland B. Powell, George T. Powell and Veronica L. Powell dated December 17, 2014, that Nittany Mountain Trail Rides is formally withdrawing their conditional use application.

With the receipt of this letter and acknowledgment this evening, the proceedings of the Nittany Mountain Trail Ride are terminated. Mrs. Schoch noted that letters were mailed to all adjoining property owners and anyone who made themselves party to the hearing record informing them of the application withdrawal.

Adjournment 7:03 p.m.

Sharon Royer, Secretary

Benner Township Supervisors
Ordinance 122 Flood Plain Hearing
January 5, 2015

The public hearing for Ordinance 122 was called to order at 7:03 p.m. by the Chairman, David Wise with member Randy Moyer present. Mr. Capriani was absent. Also in attendance were Ed Galus, Dennis O'Leary, Willis Houser, Lindsay Schoch, Pam Adams and Sharon Royer.

It was noted that FEMA was requiring changes to the Township's existing Flood Plain Ordinance in order to allow Township residents to continue to participate in the FEMA flood insurance program. It was noted that FEMA had hired a consultant to review the township's old ordinance and make the necessary changes. The revisions have been reviewed by the Planning Commission and Engineer and the ordinance has been advertised for hearing and adoption this evening.

Being no comments, the public hearing on Ordinance 122 was adjourned, the time being 7:05 p.m.

Sharon Royer, Secretary

Benner Township Supervisors
January 5, 2015

The regularly scheduled meeting of the Benner Township Board of Supervisors was called to order at 7:05 p.m. by the Chairman, David Wise with member Randy Moyer present. Mr. Capriani was absent. Also in attendance were Ed Galus, Dennis O'Leary, Willis Houser, Lindsay Schoch, Pam Adams and Sharon Royer.

Executive Session Notice: Mr. Wise announced that the Board will conduct an executive session at the conclusion of tonight's meeting to discuss employee matters.

PERSONS TO ADDRESS THE BOARD

Pam Adams- Centre Region COG: Mrs. Adams noted that she was attending this evening's meeting to update the Board on the recent garbage contract. She indicated that the new contract is for 5 years. For regular service the new contract is .11 cheaper or \$15.61 per month. Unlimited has been changed to 8 bags per week. It is felt that if a residence has more than 8 bags of trash, then recycling probably isn't taking place as it should. It was noted that rates could change due to fuel adjustments and tipping fees. She noted that an educational video is going to be made to instruct residents the proper way to prepare their brush and leaves for pick up. She noted that there is some interest in recycling organics curbside and that this will be considered in the next contract.

MINUTES

The minutes of December 1, 2014, were presented to the Board for their review and comments. Mr. Moyer moved to approve the minutes as presented. Mr. Wise seconded the motion.

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

BILLS

The bill list for January 5, 2015, was 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 – absent Mr. Moyer – yes Mr. Wise – yes

ROAD SUPERINTENDENT'S REPORT

Mr. O'Leary noted that the Township has been receiving lots of calls from residents in the Amberleigh development regarding the no parking requirements. Some have been pros and others cons. Most of the calls want to know who will be enforcing the signs.

ZONING OFFICER'S REPORT

Mrs. Schoch reported on the following:

- PC met on December 1st. Items discussed were the Flood Plain Ordinance, Review of Tom Songer's construction plans, Conditional Use applications of Harrison's, Village of Nittany Glen's zoning amendment, Ag Tourism
- Rockview plans to expand to add additions pods for cells.
- The Supplemental information section of the Zoning Ordinance was reviewed.
- A time extension was given to the individual on Valley View with all of the junk cars to have the issue resolved.
- It was noted the Benner Commerce Park plans to renew their surety at the current amount and then have a new traffic study done based on current growth predictions to see if a traffic signal will ever be required so that their surety amount may be adjusted.

OLD BUSINESS

Mammoth Construction Bond for sidewalk damage – tabled.

Village of Nittany Glen Zoning Amendment: It was noted that the Board is in receipt of a letter from Louis Colagreco, Jr. of the firm Riley Riper Hollin & Colagreco on behalf of the Village of Nittany Glen regarding their Zoning Amendment request. Mr. Colagreco indicated that they will grant a waiver for the time limitations until March 20th with the possibility of additional time.

Ordinance 122: Mr. Wise moved to adopt Ordinance 122 dealing with the Township’s Flood plain requirements. Mr. Moyer seconded the motion.

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

NEW BUSINESS

Resolution 15-1: The Board reviewed Resolution 15-1 which outlines the Township’s financial participation in CATA for the year 2015. Mr. Wise moved to approve Resolution 15-1. Mr. Moyer seconded the motion.

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

CORRESPONDENCE

The board acknowledged receipt of the following correspondence:

1. Centre County Planning Commission Correspondence
 - a. Time Extension Chante Hill Farm
 - b. Time Extension G. M. McCrossin
2. SBWJA Minutes – November 24, 2014
3. Benner Township Water Authority Minutes – October 21, 2014
4. Letter from SBWJA to Bellefonte Borough RE: Improvements
5. Response letter from Bellefonte Borough to SBWJA RE: Improvements
6. Letter from Spring Township to NVJRA
7. PSATS News Bulletin
8. Letter to Swartz’s from Chuck Herr Re: violation

AJOURNMENT

The meeting was adjourned the time being 7:37 p.m.

Sharon Royer, Sec.