

**Benner Township Supervisors
June 7, 2021**

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 board members Larry Lingle and Tom Moyer present. Also in attendance were Ed Galus, John Elnitski, Allen Strouse, Treva Deibler, Ariana Winder, Brandin Tarr, Jim Lanning, Thomas Eby, Nate Campbell, John Kostas and Dennis O’Leary.

PERSONS TO ADDRESS THE BOARD

Paul Takac – One Water: Mr. Lanning noted that Mr. Takac was called away on another matter and was unable to attend tonight’s meeting. He will be in touch to reschedule.

Jim Lanning: Mr. Lanning noted that the review took place up to page 171 and then stopped. He thanked the Board for their hard work but noted that a review from page 171 forward is needed.

MINUTES

The minutes of May 10, 2021, were presented to the Board for their review and comments. Mr. R. Moyer moved to approve the minutes as presented. Mr. Lingle seconded the motion.
Vote: Mr. T. Moyer – yes Mr. Lingle – yes Mr. R. Moyer – yes

BILLS

The bills of June 7, 2021, were presented to the Board for their review and approval. Mr. R. Moyer moved to approve the bills in the amount of \$103,962.84. Mr. Lingle seconded the motion.
Vote: Mr. T. Moyer – yes Mr. Lingle – yes Mr. R. Moyer – yes
It was noted that the receivables for the month totaled \$270,376.41.

OLD BUSINESS

Zoning Ordinance: Mr. Beard noted that the zoning document is in a format that is ready to be presented to the County, Nittany Valley and adjoining Municipalities for review. He noted that the changes were gone over with the Township Planning Commission. Mr. Beard noted that the Township Planning Commission can still provide comments should they see something. Once sent out, the Municipalities Planning Code establishes the time frame for comments by the County and others. Mr. Beard noted due to these time lines that the hearing and adoption could take place at the Board’s August meeting. Again, it was noted that the planning commission received a list of the changes along with the few minor other changes that were made during that meeting. Mr. Lingle noted that he wouldn’t be at the August meeting but could participate by phone. It was noted that should the board take action on this draft this evening that people could then used this latest pending document or the Roth Zoning document, but one or the other until such time as the pending document is adopted and then the Roth Plan is appealed. Mr. R. Moyer moved to adopt this version of the draft ordinance as pending and to be scheduled for hearing and possible final adoption for the meeting to be held on August 2, 2021. Mr. Lingle seconded the motion.
Vote: Mr. T. Moyer – yes Mr. Lingle – yes Mr. R. Moyer – yes

NEW BUSINESS

Salt Shed: Sealed bids were opened for the new salt shed building. The bid results were as follows:

Bidder's Name	Salt Storage Bid	Concrete Floor/Apron	Total
C & E Wood Construction	163,000.00	11,750.00	174,750.00
Mid State Construction	178,162.00	33,761.00	211,922.00
Creekside Concrete Construction	192,168.00	22,832.00	215,000.00
C.B. Structures, Inc.	168,956.00	25,625.00	194,581.00
Dutchman Contracting	178,836.00	28,250.00	207,086.00

Mr. T. Moyer noted that he feels that these prices are high for what the building is, but they are what they are and a new building is needed. Mr. T. Moyer moved to approve the bid received by C & E Wood Construction for \$174,750.00 pending the review by the Township Engineer. Mr. R. Moyer seconded the motion.

Vote: Mr. T. Moyer – yes Mr. Lingle – yes Mr. R. Moyer – yes

Letter from Vern Williams Re: Speeding on Spring Creek Road: The Board noted that Spring Creek Road is a State Road and should be addressed with them not the Township.

Deed of Dedication for additional Right of Way on Valentine Hill Road: It was noted that the developer of Logan Green is presenting an additional 7.5' of right of way long the new development on Valentine Hill Road for future road improvements. Mr. R. Moyer moved to accept this additional dedication. Mr. Lingle seconded the motion.

Vote: Mr. T. Moyer – yes Mr. Lingle – yes Mr. R. Moyer – yes

Minor Subdivision Plan Leo & Bernard Corl: It was noted that this is a minor subdivision plan. The Corl's are subdividing a 10.5 acre lot off of the farm residue parcel off of Barns Lane. Mr. Lingle moved to approve the plan without comments. Mr. T. Moyer seconded the motion.

Vote: Mr. T. Moyer – yes Mr. Lingle – yes Mr. R. Moyer – abstained due to being involved with the transaction.

Bellefonte Campground Conditional Use Application: It was noted that a conditional use application was received from Bellefonte Airport seeking approval for the creation of a campground project consisting of 60 RV parking spaces and 40 tiny home spaces along with a clubhouse on tax parcel 12-317-019. Mr. R. Moyer moved to forward the application on to the Planning Commission for review with the Board holding its first hearing on August 2nd. Mr. Lingle seconded the motion.

Vote: Mr. T. Moyer – yes Mr. Lingle – yes Mr. R. Moyer – yes

MOU Benner Pike Townhomes: The Board was presented with the standard county memorandum of understanding for review reimbursement for the land development project of Dubbs/Payne – Benner Pike Townhomes. Mr. Lingle moved to approve. Mr. R. Moyer seconded the motion.

Vote: Mr. T. Moyer – yes Mr. Lingle – yes Mr. R. Moyer – yes

MOU Village of Nittany Glen Revised Preliminary Plan: The Board was presented with the standard county memorandum of understanding for review reimbursement for the revised preliminary plan for the Village of Nittany Glen. Mr. R. Moyer moved to approve. Mr. Lingle seconded the motion.

Vote: Mr. T. Moyer – yes Mr. Lingle – yes Mr. R. Moyer – yes

Excess Maintenance Bond Valentine Hill Road/Stonecrest Drive: Mr. O’Leary noted that the Township should be receiving an excess maintenance bond from Berks Homes for Valentine Hill Road and Stonecrest Drive. A new format has been established by Penn Dot that states that the bond can be increased to more than the \$12,500 per mile if actual repair costs exceed that amount. He noted that Mr. Franson is recommended this new format. Mr. R. Moyer moved to approve the excess maintenance bond. Mr. Lingle seconded the motion.

Vote: Mr. T. Moyer – yes Mr. Lingle – yes Mr. R. Moyer – yes

CORRESPONDENCE

The board acknowledged receipt of the following correspondence:

1. SBWJA Minutes April 26, 2021 & May 10, 2021
2. Benner Township Water Authority
 - a. Minutes of April 20, 2021
 - b. May 18, 2021 Key Points
3. Centre County Planning Commission Comment Letters
 - a. Comment letter RE: Spring Township Zoning Map Amendment
4. Act 537 Special Study
 - a. PA DEP Notice of Appearance in Environmental Hearing Board appeal
5. PSATS News Bulletin
6. Zoning Officer’s Report
7. Noise Complaint RE: Nature’s Cover
8. Notice of NPDES Renewal Application for Con-Lime
9. Copy of Uniform Construction Code 5 year commercial permit Audit
10. Conservation District Notices
 - a. Keystone Payroll Post Construction Inspection
 - b. Nittany Express earth disturbance inspection
 - c. E & S review for UAJA Data Center
11. Sewage Planning Development Plan of Gina and Randy Moyer – DEP approval letter

John Kostas: Mr. Kostas questioned the correspondence regarding the Environmental Review hearing appeal. Mr. Beard noted that this is simply DEP giving notice that they will be an active participant in the appeal as a party. He then questioned if the Township has heard anything more on the PFAS investigation of State of the Art. It was noted that we have not.

Ariana Winder: Ms. Winder questioned the NPDES permit for Con-Lime. It was noted that this is a DEP processes and the DEP is just letting the township know that this application has been received and is under review. Ms. Winder noted that she has been hearing trains. The Board noted that sometimes the sounds carry. The closest active train rail is in Bellefonte. The rail line along Valley View Road has been abandoned. She then asked about the Zoning Officer’s Report. Mr. Moyer noted that this monthly report just notes what permits were issued, values, etc.

ADJOURNMENT

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

Sharon Royer, Secretary