

**Conditional Use Hearing
Dunkin Donuts
May 1, 2017**

The Conditional Use hearing for Dunkin Donuts 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 Nate Campbell, Don Franson, Kevin Abbey, Wayne Engle, John Sepp, Robert Eppers, Katie Blansett, Joel Confer, Thomas Dilella, Brittany Yencho, Frank Savino, Tony Fructal Dennis O'Leary and Sharon Royer.

The property designated for Dunkin Donuts is to .92 acres in size and is located in the Highway Commercial Zoning District. The building is to be 2,279 sq. feet in size and will be 21' tall. There will be 27 parking stalls. Sidewalk frontage will be provided. It was noted that due to the fact that the restaurant will have a drive through is the reason that this proposal is being brought before the Board as a conditional use. The site has received conditional approval from PennDot for the driveway location. The traffic patterns have been reviewed and approved by the Township's appointed traffic engineers. The property will be served by public water, public sewer, gas and electric. The business will employ 4 to 5 employees per shift.

Mr. Moyer moved to approve the conditional use request of Dunkin Donuts. Mr. Capriani seconded the motion.

Vote: Mr. Capriani – yes

Mr. Moyer – yes

Mr. Wise – yes

The hearing was adjourned the time being 7:09 p.m.

Sharon Royer, Sec.

**Conditional Use Hearing
All Storage Solutions
May 1, 2017**

The Conditional Use Hearing for All Storage Solutions was called to order at 7:10 p.m. by the Chairman, David Wise with members Randy Moyer and Mark Capriani present. Also in attendance were Nate Campbell, Don Franson, Kevin Abbey, Wayne Engle, John Sepp, Robert Eppers, Katie Blansett, Joel Confer, Thomas Dilella, Brittany Yencho, Frank Savino, Dennis O'Leary and Sharon Royer.

It was noted that the property is located at 1477 Rock Road in the Airport Industrial District with the tax parcel of 12-004-039-000 with the size of + or – 7 acres. It was noted that the parcel is divided into several tracts which will be combined prior to the land development plan being filed. It is being proposed to construct a 40' X 250' X 9.5' storage facility that will be divided and rented out to store house hold goods and recreational vehicles. The applicant noted that he has discussed his plan with the Road Superintendent and is willing to move the entrance location to comply with the ordinance regulations. It was noted that the house that is currently on the property will remain and be used as office space, with the garage remaining and to be used as storage space.

Mr. Capriani moved to approve the conditional use request of All Storage Solutions. Mr. Moyer seconded the motion.

Vote: Mr. Capriani – yes

Mr. Moyer – yes

Mr. Wise – yes

The hearing was adjourned the time being 7:24 p.m.

Sharon Royer, Sec.

Benner Township Supervisors May 1, 2017

The regularly scheduled meeting of the Benner Township Board of Supervisors was called to order at 7:25 p.m. by the Chairman, David Wise with members Randy Moyer and Mark Capriani present. Also in attendance were Nate Campbell, Don Franson, Kevin Abbey, Wayne Engle, John Sepp, Robert Etters, Katie Blansett, Joel Confer, Dennis O'Leary and Sharon Royer.

PERSONS TO ADDRESS THE BOARD

John Sepp: Mr. Sepp was present to discuss the proposal of LGN Management whom is the equitable owner of the 4.25 acre parcel located at the intersection of Benner Pike and Amberleigh Drive. It was noted that the developer wishes to develop a multi-tenant commercial center with the total square footage of 45,000 sq. feet. Discussion was held if this would be permitted. It was noted that this concept was discussed with the County and the Township solicitor and all agreed that this plan would be treated as Highway Commercial Retail uses and as long as the uses were permitted there wouldn't be any issues. It was noted that the only issue currently seen is that the sketch plan that was shown appears to exceed the maximum coverage.

537 Plan/Dr. Clair: Mr. Sepp noted that Dr. Clair is still seeking a letter from the Township that they are willing to work with him on sewerage his property. It was noted that this requires both a time and financial commitment. Mr. Wise mentioned that he plans to try to schedule a meeting with the Township's sewage representatives to discuss.

Benner Commerce Park: Mr. Sepp noted that he wanted to remind the Board that when the Township discusses the new zoning ordinance to keep in mind that the owners of Benner Commerce Park has asked that their property be rezoned.

Kevin Abbey – Clear Water Conservancy: Mr. Abbey was present to see if the Supervisors have given any further consideration to the request that ClearWater Conservancy made to them regarding the \$10,000 contribution to the Slab Cabin Run initiative. Board members noted that this request was given after the 2017 budget was finished and with so many different projects going on this year with unknown outcomes that they cannot commit to this request at this time. The Board noted that they would be willing to revisit this later this summer after some of the projects that are going on are completed.

Hilles Carnes/Sweetland Engineering: Rob Etters and Katie Blansett were present to give an overview on the Purdue Mt. reconstruction project. Mr. Moyer moved to place this project out for bid with the bids being due and opened on June 5th. Mr. Capriani seconded the motion.

Vote: Mr. Capriani – yes

Mr. Moyer – yes

Mr. Wise – yes

MINUTES

The minutes of April 3, 2017, were presented to the Board for their review and approval. Mr. Wise moved to approve the minutes as presented. Mr. Moyer seconded the motion.

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

The minutes of April 20, 2017, were presented to the Board for their review and approval. Mr. Wise moved to approve the minutes as presented. Mr. Moyer seconded the motion.

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

BILLS

The bills of May 1, 2017, were presented to the Board for their review and approval. Mr. Wise moved to approve the bill list as presented. Mr. Capriani seconded the motion.

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

Capital Reserve Fund – Mid State Bank: It was noted that we cannot write checks from the Mid State Bank Capital Reserve Fund therefore, Mrs. Royer noted that she would like to close that account and transfer all of these funds to the Jersey Shore State Bank Capital Reserve Fund Account where checks can be written for the construction of the new building. All funds will be combined along with the loan proceeds and it will be easier to track for budgeting and auditing purposes. Mr. Moyer moved to close the Mid State Bank Capital Reserve Fund Account and merge the funds into the JSSB Account. Mr. Capriani seconded the motion.

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

ENGINEER'S REPORT

Spring Creek Canyon Trail: Mr. Franson noted that we should receive the bonds from John Claar Construction in a few days. He noted further that he plans to issue the notice to proceed in two weeks. Mr. Franson noted that he also needs the Board's permission to add Claar as a co-permittee to the E & S permits. Mr. Capriani moved to permit Claar Excavating to be added as a co-permittee to the E & S Permits for the Spring Creek Canyon Trail project. Mr. Wise seconded the motion.

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

ROAD SUPERINTENDENT'S REPORT

Mr. O'Leary noted that he shared with the Board at the last meeting the contract proposal with Ameron Construction for additional help on an as needed basis during emergencies. The Board noted that it is expected that the only time this contract would be utilized is in extreme emergencies. Mr. Capriani moved to approve this emergency only contract. Mr. Moyer seconded the motion.

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

COMMITTEE REPORTS

Mr. Wise reported that he attended the Spring Creek Watershed Commission meeting and a 4-H Ag Extension appreciation event.

OLD BUSINESS

New Municipal Building: Mr. O'Leary noted that he will more than likely have John Claar Excavating assist in digging the new water service line ditch.

Centre Region COG RE: Deputy EM Coordinator: This item remains tabled. Mr. Wise noted that he couldn't reach Mr. Steff.

FEMA: No new updates at this time.

Zoning Officer Position: Mr. Wise noted that he has had some discussion with Bellefonte Borough regarding the Zoning Officer position. It was noted that they were contemplating hiring someone part-time for about 20 hours per week and that they was a possibility of that person sharing this position.

Mr. Moyer noted that he is in favor of hiring a full time zoning officer. Mr. Moyer moved to hire Pam Winters as a full time Zoning Officer. Mr. Capriani noted that he would like to look at how much time is spent on the Septic Management Administrator and if Ms. Winter would handle this responsibility. Mr. Wise questioned if Ms. Winter would also be replacing Mr. Herr as the Sewage Enforcement Officer as well. Mr. Moyer noted that he is not indicating this at this time but that Mr. Herr has said that he is soon going to be retiring. Mr. Moyer noted that we have advertised several times and haven't gotten any qualified candidates. Mr. Wise noted that he is not comfortable making such a drastic move without consulting the budget to ensure that it can be supported and that he feels that if a full time job with benefits is advertised that the pool of responders will also change considerably.

Mr. Capriani noted that he likes the idea of moving lots of this sewage stuff in-house. Mr. Capriani noted that he would like to further discuss this after the budget is looked at. Mr. Moyer noted that he feels that we keep having the same discussion meeting after meeting.

Planning Commission member: Mr. Campbell noted that the Planning Commission is still waiting for the vacancy to be filled. Mr. Capriani questioned where the Zoning Ordinance draft was at. Mrs. Royer noted that the Planning Commission would like the County to look at the draft to make sure that it is in tune with the Comprehensive Plan.

Mr. Capriani moved to hand the draft zoning ordinance to Chuck Herr to complete. Mr. Moyer seconded the motion. Mr. Wise noted that he just spoke with him and he indicated that he was not interested. Mr. Capriani noted that he just spoke with him and that he said that he was waiting to receive the draft. Mr. Campbell noted that if Mr. Herr is finishing the document to make sure that he receives a copy of the Nittany Valley Comprehensive Plan to make sure it meshes. Mr. Campbell questioned if a cap will be placed on the amount that Mr. Herr can be paid on reviewing this document. He noted further that the Board discussed multiple times about placing a cap on the amount that COG could charge dealing with the Emergency Management Coordinator so why would this be treated any different.

Vote: Mr. Capriani – yes Mr. Moyer – yes Mr. Wise – no

NEW BUSINESS

Hospitalization Insurance: It was noted that the Geisinger renewal has been received and that the rates will increase about percent. Mr. Wise moved to continue with the Township's current policy. Mr. Capriani seconded the motion.

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

Spearly Minor Subdivision: It was noted that the Spearly's are proposing to subdivide one lot and will use Overlook Drive as the lot's access. Mr. Wise moved to approve with no comments. Mr. Moyer seconded the motion.

Vote: Mr. Capriani – yes

Mr. Moyer – yes

Mr. Wise – yes

CATA 2017/18 agreement: The 2017/2018 CATA agreement for services was presented to the Board along with Resolution 17-07 which spells out the Township's municipal contribution. Mr. Wise moved to approve the agreement and Resolution 17-07. Mr. Moyer seconded the motion.

Vote: Mr. Capriani – yes

Mr. Moyer – yes

Mr. Wise – yes

Letter from Michael Sager RE: Driveway: Discussion was held concerning the request from Michael Sager of Seibert Road and his request to add a second driveway to his property. Mr. O'Leary noted that he spoke with the Township's Attorney regarding this and as long as the deeds are changed he was ok with it. The Board noted that if Mr. Sager paid for the cost of the deed amendment that they were ok with it.

Happy Valley Triathlon: The Board received a request from the Happy Valley Triathlon to use Fox Hill Road as part of their race course on July 2nd. Mr. Capriani moved to approve the request with the same restrictions as in the past. Mr. Moyer seconded the motion.

Vote: Mr. Capriani – yes

Mr. Moyer – yes

Mr. Wise – yes

Charles Robinson: The Township was in receipt of a request to present an acknowledgement for Charles Robinson who is an Alpha Fire Company volunteer who will be celebrating his 80th birthday.

CORRESPONDENCE

The Board acknowledged receipt of the following correspondence:

1. Thank you letter from Greater Buffalo Run Valley RE: Egg Hunt/Skating Event
2. SBWJA Minutes of March 27, 2017 and April 10, 2017
3. Notice from Seven Mountains RE: EMS Week
4. Lot Consolidation Plan for Chad Dubin
5. PSATS News Bulletin
6. Benner Township Water Authority Minutes of March 21, 2017
7. Correspondence Re: UAJA Projects municipal jurisdiction
8. DEP Correspondence
 - a. Spearly 1 Lot Subdivision
 - b. NPDES Permit Columbia Gas
9. County Planning Office Correspondence
 - a. Minor Land Development Plan ARL Test Track
 - b. Crain Family Partnership 1 lot Subdivision
10. Conservation District Inspection Report Terry Rogers

EXECUTIVE SESSION

The Board called for an executive session to discuss personnel issues from 8:40 p.m. to 9:00 p.m.

The meeting was reconvened the time being 9:01 p.m.

Mr. Capriani moved to advertise for a full time Zoning Officer having Sewage certifications, salary expectations are to be included by the applicants. Mr. Moyer seconded the motion.

Vote: Mr. Capriani – yes

Mr. Moyer – yes

Mr. Wise – yes

Mrs. Royer noted that she knows of a Township resident, college student that is available to work as an on needed basis to help organize the office files to get ready for the move once the new building is complete. The Board noted that they were ok with this arrangement.

2017 Scholarship Winners: The Board selected the following scholarship winners for 2017:

Benner Township Athletic/Scholastic Participation Award:

Tyler Kreger

Amber Smoyer

Benner Township General Excellence Award

Alexander Horner

Savannah Liliedahl

ADJOURNMENT 9:10 P.M.

Sharon Royer, Sec.