

**Benner Township Supervisors
October 2, 2017**

The regularly scheduled meeting of the Benner Township Board of Supervisors 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 Dennis O’Leary, Don Franson, Wayne Engle, Thomas Dilella, Ed Galus, Shirley Gryczunk, Nate Campbell, Jack Swarm, Dan Swarm, Susan Rockey, Barry Ishler, Jon Houser, Tom Moyer and Sharon Royer.

PERSONS TO ADDRESS THE BOARD

Jon Houser – Penn Terra: Mr. Houser noted that he was present representing the Greater Buffalo Valley churches. It was noted that they have purchased the Knepper property located along Buffalo Run Road and plan to construct a church on the property. Currently there is a home and a garage located on the property. In the draft zoning ordinance Churches and related uses are proposed to be a use by right in all zoning districts, however this draft hasn’t been adopted yet and the church would like to convert the existing garage on the property to house their food pantry. Mrs. Royer noted that a zoning amendment was drafted and adopted in the past for the church when they anticipated purchasing and building in the Airport Park. The Planning Commission reviewed a draft zoning amendment that would make the change and allow for churches and related uses as a use by right subject to the other criteria in the Zoning Ordinance in all zoning districts as proposed in the draft ordinance. Mr. Wise moved to advance proposed Ordinance 130 on to the County Planning Commission for review and comments and well as public advertising for adoption. Mr. Capriani seconded the motion.

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

Wayne Engle – All Storage Solutions: Mr. Engle was present with the Preliminary Plan for All Storage Solutions. He noted that the remaining item that they were waiting for approval on was from the FAA. Mr. Engle asked the Board if they would consider signing the plans out of a meeting once this approval is received. Mr. Wise moved to approve and authorize signatures outside of a meeting once FAA approvals are received. Mr. Capriani seconded the motion.

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

All Storage Solutions Phase 1 Final Plan Memorandum of Understanding: The memorandum of understanding for Phase I of All Storage Solutions was presented to the Board. Mr. Wise moved to approve the memorandum. Mr. Moyer seconded the motion.

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

Sue Rockey – Nittany Valley Joint Recreation Authority: Mrs. Rockey reported that the Recreation Authority has gotten the previous 4.2 million dollar pool project down to \$950,000. This would include refurbishing the existing pool at the cost of \$600,000 and adding a splash park area to the pool for smaller kids at the cost of \$350,000. It was noted that since they have been able to demonstrate ADA compliance that they are now eligible to apply for a DCNR grant that would require a 50/50 match. She noted that she would need to have an answer from the Board on their willingness to participate at their November meeting so the Authority would know if they could proceed with applying for the DCNR grant. Mrs. Rockey noted that they

could spread the Township's contribution out over three years noting that the grants wouldn't be awarded until the Fall of 2018 so funds would be needed in 2019, 2020 and 2021. DCNR met with the Authority and noted that typical grants for pools are awarded in the \$300,000 range. Mr. Capriani noted that without community support the pool won't open next summer. The Board noted that they will discuss this request at their upcoming budget meeting.

MINUTES

The minutes of September 7, 2017, 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 October 2, 2017, 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

ENGINEER'S REPORT

Spring Creek Canyon Trail: Mr. Franson noted that the final walkthrough with DCNR on the Spring Creek Canyon Trail project is scheduled for tomorrow morning. It was noted that the project looks great and is getting lots of use. It was noted that the Township has received notice that people are using it as a horse trail which was not an intended use. Signs will be ordered and placed indicating no equestrians. It was noted that the reason being is that the trail surface aggregate will not withstand the horses shoes and will break down the trail surface.

ROAD SUPERINTENDENT'S REPORT

Mr. O'Leary noted on the following topics:

- *building project is winding down and within the next two weeks should be completed.
- *Purdue Mt. repairs are continuing.

ZONING OFFICER'S REPORT

Mrs. Royer reported on the following:

*PSU manure tanks. It was noted that the tanks are proposed to be located where there is currently dry stack storage on macadam pads. It was noted that manure storage facilities are a use by right in both locations where the tanks are being proposed. Mr. Franson noted that he will review to see if any additional stormwater measures will be needed. It was noted that this project will not require a land development plan because there won't be roofs on the tanks and therefore does not meet the definition of a structure under to county's ordinance. The manure will be hauled in by tanker trucks and not the oversized tractors as in the past.

*Dog complaints. Mrs. Royer noted that she has received numerous dog complaints from Valley View involving three neighbors. The Board noted that if this continues to forward them on to the Township Solicitor to handle.

COMMITTEE REPORTS

Nittany Valley Joint Planning Commission: Mr. Wise noted that discussion was held concerning new regulations concerning cell phone towers, drone operations and air BNBs.

MPO: Mr. Wise noted that at the last MPO meeting much of the time was spent on discussion of advancing the Bellefonte I-99/I-80 interchange to the top of the list of projects. It was noted to get this project to advance that improvements will have to be made to improve Route 26 with a local access road being built to I-80 from 26.

OLD BUSINESS

Municipal Building: It was noted that the building is being built on budget. The garage doors are to be installed within the week and it is anticipated that within 2 ½ weeks the project will be done in its entirety. Mr. Wise noted that an open house event will be planned for the new building after its completion.

Agreement with Centre Region COG – Deputy EM Coordinator: No progress. This item remains tabled.

FEMA Storm Damage: Mr. O’Leary noted that the installation of the cross pipes has begun. Currently the work on the pile and lag wall has started. It was noted that the road is still sinking in locations and additional repairs will need to be made than originally thought.

Zoning Officer Position: Mr. Moyer noted that the candidate for the position has indicated that he is no longer interested in the position. Mr. Wise noted that he will call Bellefonte Borough to see if there is any availability to share their Zoning Officer. If not the position will be re-advertised.

Letter from Debra Burger – Renaming Township Park: Discussion was held concerning Ms. Burger’s request. Mr. Capriani noted that he feels that an option would be to rename the Buffalo Run Community Park to the Veterans Memorial Park in honor of all veterans and then plaques, benches, trees etc. could be donated in the name of an individual veteran’s honor. Board members agreed that they liked this idea and asked Mrs. Royer to check into what other surrounding township do.

NEW BUSINESS

2018 SEO Duties: The Board was in receipt of a proposal from Chuck Herr for the 2018 SEO services. Part of Mr. Herr’s proposal was that he requested that Pamela Winter be appointed as the first Alternate SEO and that she handle the Sewage Management Program as the inspector and administrator as an independent contractor. Discussion was held. Mr. Moyer moved to appoint Mr. Herr as the Township’s Sewage Enforcement Officer for 2018, but to ask that Ms. Winter submit her own proposal for the duties that she is interested in assuming concerning the Township’s SMP. Mr. Capriani seconded the motion.

Vote: Mr. Capriani – yes

Mr. Moyer – yes

Mr. Wise – yes

Budget meeting: The Board asked that a budget meeting be advertised for Monday, October 30th at 8 a.m. and that the ad include that the Zoning Ordinance could be discussed if time permitted.

CORRESPONDENCE

The Board acknowledged receipt of the following correspondence:

1. Centre County Planning Commission Correspondence
 - a. UAJA Lot consolidation plan
 - b. Time Extensions
 - i. Village of Nittany Glen, Phase III-B.2, III-C, III-D.1, IIID.2
 - ii. Mammoth Construction
 - iii. Dunkin Donuts
 - iv. Sullivan Mini Storage Phase VIII
 - v. Rockview State Police Barracks
 - vi. SCI Rockview Restricted Housing Unit
 - c. Handy Delivery Commencement with Construction
 - d. Preliminary Plan for All Storage Solutions, LLC
2. SBWJA Minutes August 28, 2017 and September 11, 2017
3. PSATS News Bulletin
4. Centre County Conservation District
 - a. All Storage Solutions NPDES Permit
 - b. NPDES Permit – Lyn Lee Farms Phase VII
5. Benner Township Water Authority June 20, 2017 minutes
6. Act 14 Notices
 - a. PSU Ag Digester and Dairy Barn Replacement
 - b. Rick Shawley, RSE, Inc.
7. Water Obstruction & Encroachment Permit Jacqueline Hall

ADJOURNMENT

The meeting was adjourned the time being 7:50 p.m.

Sharon Royer, Secretary