

**Conditional Use Hearing
Bellefonte Campground
September 2, 2021**

The conditional use hearing continuance for Bellefonte Campground was called to order at 7:00 p.m. by the Chairman, Randy Moyer with members Larry Lingle and Thomas Moyer present. Also in attendance were those that signed the attached sign in sheet as well as Michael Lesniak, Rodney Beard and Sharon Royer.

Mr. Beard noted that public notice of tonight's hearing was given in the Centre Daily Times on August 19 and 26, 2021. Testimony and comments were received by the following:

John Elnitski noted that the term "clubhouse" was incorrect on the plan and application. This building will actually be a store and office.

Donald Nagel presented information regarding the business partner that Mr. Elnitski has noted in previous testimony of Douglas Colkitt and Campitel Poconos Limited, LLC. Mr. Nagel noted that he was concerned with the information that was found and believes that the township should vet this individual before allowing him to do business in the Township.

Pete Nebroski noted that after looking at the proposed drawings, visiting the property and checking out the types of units that the airport is proposing he doesn't feel like it is a good fit for the township and the surrounding properties.

Jim Lanning stated that he feels that the board should think about what we are trying to do, where it is being proposed and whether it's a benefit to the community regardless of the rules that are enforced by others.

Gregory Thomas presented information regarding airports and campgrounds near them. Noted that even though he has found a few of them he has concerns that this one provides pilot training and flight instruction and feels that this is a safety concern for both the pilots and those staying in the campground.

Sue Lounsbury noted that she wanted to make sure that their letter was submitted into the record. It was noted that it was.

Robin Sukley noted that he works for the PA Bureau of Aviation, PennDOT and that they too have concerns regarding safety with this proposal. It noted that the department does have a land use guidance for compatibility and he doesn't believe that a campground meets that. He noted that there could also be violations of the FAAs Part 77 Transitional Surfaces. Mr. Sukley noted that the BOA hasn't had any communication with the airport concerning this proposal. He noted further that if the airport wishes to lease part of the property that the airport would need the consent of the Bureau to do that.

Alex Tucker questioned what exactly these units will look like as there is drastic differences in different units. He questioned if these units could be utilized the entire year long or if it would be only like typical camping April through November.

Kathy Evey noted that she wanted to correct the record that her mother is NOT in favor of this proposal as was indicated at the last meeting and that she is entering a letter signed by her mother stating so.

Mrs. Evey submitted additional information regarding the private road/right of way that goes back to the airport. Documents were also gone over that the lot in question for the campground does have access to the property via Raymond's Lane. Concerns were raised regarding a conditional use hearing that was held in 2011 concerning the airport and which properties were utilized for the improvements that took place. Concerns were also expressed regarding safety and protection to those living in the area as well as those potentially staying there. Mrs. Evey also shared some pictures that she took from various locations and noted that she believes that you will be able to see the proposed campground from many locations.

Ariana Winder questioned a list of proposed conditions that were circulated by Mrs. Evey. Noting that she did not believe that the suggested conditions regarding firearms were constitutional and that this should be looked into before being considered.

Kristiana Winder noted that she felt this campground is something that is needed. She noted that her fiancé who is a utility lineman travels to where disasters have happened to work. While in these areas he stays in an RV in these type of facilities. She stated that she feels that they are critical to have.

Don Nagel questioned if the Township had a rental ordinance. It was noted that they did not.

John Elnitski noted that the property 12-317-19 is not being sold to anyone, that if this is approved that they will be working with a partnering company to provide the RV vehicles for rent and administration of the campground. Discussion was held concerning what might be placed into the campground's behavioral contract with the rv renters. Mr. Elnitski noted that camping and horse shows go on all the time at the same time at the Grange Fair grounds with no issues. Mr. Elnitski provided the board with examples of campgrounds at airports throughout the United States. Discussion took place regarding various topics such as the access easement, Dr. Colkitt, meetings with the Bureau of Aviation, etc.

Mr. Lingle moved to continue the hearing for an additional 45 days. Mr. T. Moyer seconded the motion.
Vote: Mr. Lingle – yes Mr. T. Moyer – yes Mr. R. Moyer - yes

The hearing was adjourned the time being 8:23 p.m.

Sharon Royer, Secretary

**Conditional Use Hearing
Dubbs/Payne Belle Rose Townhomes
September 2, 2021**

The Conditional Use hearing for Dubbs/Payne Belle Rose Townhomes was called to order at 8:25 p.m. by the Chairman, Randy Moyer with members Larry Lingle and Tom Moyer present. Also in attendance were Gene Dubbs, Rochelle Dubbs, Mark Torretti, Richard Payne, Allen Strouse, Trevia Deibler, Jim Lanning, Tom Eby, John Elnitski, John Kostis, Michael MacNamarra, Pat Ward, Rod Beard, Mike Lesniak, Joyce Smith and Sharon Royer.

Mr. Torretti noted that the Payne/Dubbs partnership wishes to construct a 10 unit townhome on a 1.107 acre lot on tax parcel 12-3B-26A. It was noted that this access will be off of Clemens Lane through an adjacent tax parcel which they also own. An access easement will be created for this. Sanitary sewer

will be handled through Spring Benner Walker Joint Authority and the water through Bellefonte Borough. Stormwater will be retained with a basin on the low side of the lot and will outfall to PennDOT's system in SR150. A PennDOT highway occupancy permit will need to be obtained for that connection.

Mr. Moyer noted that this is a perfect example of why we included this in the new ordinance. Otherwise this property is basically useless for a commercial use with its odd characteristics.

Mr. R. Moyer moved to grant this conditional use. Mr. Lingle seconded the motion.

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

The hearing was adjourned 8:28 p.m.

Sharon Royer, Secretary

**Benner Township Supervisors
September 2, 2021**

The regularly scheduled meeting of the Benner Township Board of Supervisors was called to order at 8:29 p.m. by the Chairman, Randy Moyer with members Larry Lingle and Tom Moyer present. Also in attendance were Allen Strouse, Trevia Deibler, Jim Lanning, Tom Eby, John Elnitski, John Kostis, Michael MacNamarra, Pat Ward, Rod Beard, Mike Lesniak, Joyce Smith and Sharon Royer.

PERSONS TO ADDRESS THE BOARD

Tom Eby: Mr. Eby (representative of the Benner Township Water Authority) reported that the tank repair at the Hampton Hills well has been completed and cost approximately \$120,000. Mr. Eby also noted that the Water Authority hopes to drill the exploratory well for a new water source on the Szeyller property that is located at the corner of Buffalo Run Road and Raymond's Lane in about a month.

Pat Ward: Mr. Ward noted that he is an Engineer from Uni-tec and is attending tonight's meeting on behalf of his client, Asif Khatri. Mr. Khatri owns several lots in Airport Park and was pondering building a building that would utilize Commercial space on the ground level and residential on the upper level. Mr. Ward presented the Board with a picture of a similar building that is located in State College. Mr. Lesniak noted that he has ran this proposal by Mr. Beard and that it meets the intent of the Zoning Ordinance. The Board noted that if it meets zoning, then they are fine with the proposal.

Michael MacNamarra: Mr. MacNamarra was present to go over the Centre County Airport Authority's Land Development plan for their new maintenance building to be built on the currently parking lot facility lot in Airport Park which is located at the corner of Alexander Drive and Fox Hill Road. It was noted that the building will be 38' deep and 114' long with 6 overhead doors, an office and a restroom. Mr. MacNamarra noted that all of Mr. Franson's comments have been addresses and that the NPDES permit was also issued. It was noted that final approval should be given by the County Planning Commission at their meeting this month. Mr. R. Moyer moved to approve the plan. Mr. Lingle seconded the motion.

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

MINUTES

The minutes of August 2, 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 September 2, 2021, were presented to the Board for their review and approval. Mr. R. Moyer moved to approve the General Fund bills in the amount of \$339,208.27. Mr. Lingle seconded the motion.

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

The State Fund bills in the amount of \$200,000.00 were presented to the Board for their review and approval. Mr. R. Moyer moved to approve the bill as presented. Mr. Lingle seconded the motion.

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

Mrs. Royer indicated the reason for the bills to be so high this month is due to the \$400,000.00 in road project bills.

OLD BUSINESS

Chris Reese Conditional Use Hearing Decision: It was noted that Attorney Beard prepared the findings of fact and decision for the Chris Reese Conditional Use hearing concerning the pole mounted solar array. Mr. R. Moyer moved to approve the decision as presented. Mr. Lingle seconded the motion.

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

NEW BUSINESS

Giant Company Inter-Municipal Transfer of Liquor License: It was noted that the Township was in receipt of documents from Giant Foods for the Board to approve of them transferring a liquor license to their new proposed store on the Benner Pike. Mr. R. Moyer moved to approve an extension of time to act on this until the Board's October meeting. Mr. Lingle seconded the motion.

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

Final Plan of the Subdivision of the Lands of RS Moyer Excavation & Contracting, LLC: The plan was presented to the Board for their review and to make any comments that they have on the Plan back to the County Planning Commission. It was noted that 5 lots are being created from the 10 acre parcel that Mr. Moyer purchased off of the Corls. It was noted that each of the lots have two approved septic systems perked on them. Mr. Lingle moved to approve without comments. Mr. T. Moyer seconded the motion.

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

Lamar Advertising Conditional Use: It was noted that the Township is in receipt of a Conditional Use application from Lamar Advertising who seeks approval to place a bill board on GM McCrossin's property along the Benner Pike. Mr. R. Moyer moved to accept the application and pass it on to the Planning Commission for review and comment. Mr. Lingle seconded the motion.

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

Happy Valley Half Marathon: It was noted that the organizers of the Happy Valley Half Marathon are once again seeking permission to use Rock Road for a portion of their race. A copy of the draft postcard

that they plan on mailing out to property owners along the route was provided. Mr. R. Moyer moved to approve the use of the road for the December 5th race. Mr. Lingle seconded the motion.

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

Rezoning request from SCBWA/Airport Park State College, LLC: Mrs. Royer noted that the Board changed the zoning on the Dunkelberger parcel back in 2020 with the two tracts owned by SCBWA remaining Industrial. Since that time a land swap has taken place between the two property owners a new rezoning request has been presented to match up with the new property boundary lines. Mr. R. Moyer moved to accept the application and begin it through the process. Mr. Larry 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 July 26, 2021 & August 9, 2021
2. Benner Township Water Authority Minutes of July 20, 2021
3. Centre County Planning Commission Letters
 - a. NOI State College Borough Water Authority Consumptive Use renewal application
 - b. Happy Valley Blended Projects – Copy of plan
 - c. Lot addition/Replot Airport Park State College, LLC / SCBWA
 - d. Harvest Meadows Preliminary Plan review comments
 - e. Belle Rose Preliminary Plan Land Development review comments
4. Notice of State College Area Connector Open House 9/22 & 9/23
5. Conservation District Notices
 - a. Earth Disturbance University Park Taxiway Rehab
 - b. Earth Disturbance Village of Nittany Glen Phase IV
 - c. Earth disturbance Village of Nittany Glen Phase V A.1 & A.2
 - d. NOT Approval for ARL Test Site Building 3
6. Notice of SCBWA Notice of Application for Wells Nos. 62, 63, 64, 65
7. Franson Engineering Review Letters
 - a. CCAA Maintenance building – Review – 2
 - b. Belle Rose Townhomes – Review – 2
8. 2021 Krout Bridge Inspection Report
9. Notice that Happy Valley Blended Products intends on filing for a Chapter 102 permit
10. Letter from Dan Hoffman Re: Interest in re-appointment to SBWJA

NOTES

Mr. John Kostas questioned what correspondence 3 a. and number 6 were about. It was noted that the State College Borough Water Authority is required to renew permits every so many years for the extraction of water from their wells through the state permitting process.

ADJOURNMENT

The meeting was adjourned the time being 8:58 p.m.

Sharon Royer, Secretary