

**Centre County Airport Authority  
Conditional Use Hearing Decision  
September 5, 2013**

The Conditional Use Hearing for the Centre County Airport Authority was called to order at 7:30 p.m. by the Chairman, David Wise with members Randy Moyer and John Elnitski, Jr. present. Also in attendance were: Edward Galus, Gerald Rogers, Justin Harford, Frank Densevich, Sgt. Douglas Clark, Mark Capriani, Tom Songer, Michael Lee, Michele Aukerman, Wayne Engle, Greg Copenhaver, Gerald Clair, Rex Mattern, Renee Swancer, John Sepp, Dennis O'Leary, Don Franson, Lindsay Schoch and Sharon Royer.

Mr. Wise read aloud the proposed conditions for the long term parking lot to be located on tax parcel 12-4-37B. There were no questions or comments from the audience. Mr. Wise moved to approve the application with the conditions as read. Mr. Moyer seconded the motion.

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

The hearing was adjourned, the time being 7:35 p.m.

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Sharon Royer, Sec.

**Own the Plate – Baseball Academy  
Conditional Use Hearing Decision  
September 5, 2013**

The Conditional Use Hearing for the Own the Plate – Baseball Academy was called to order at 7:36 p.m. by the Chairman, David Wise with members Randy Moyer and John Elnitski, Jr. present. Also in attendance were: Edward Galus, Gerald Rogers, Justin Harford, Frank Densevich, Sgt. Douglas Clark, Mark Capriani, Tom Songer, Michael Lee, Michele Aukerman, Wayne Engle, Greg Copenhaver, Gerald Clair, Rex Mattern, Renee Swancer, John Sepp, Dennis O'Leary, Don Franson, Lindsay Schoch and Sharon Royer.

Mr. Wise read aloud the proposed conditions for the proposed baseball academy to be located at 270 Rolling Ridge Drive, Bellefonte with the tax parcel of 12-3-124R. There were no questions or comments from the audience. Mr. Elnitski moved to approve the application with the conditions as read. Mr. Moyer seconded the motion.

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

The hearing was adjourned the time being 7:40 p.m.

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Sharon Royer, Sec.

## **Benner Township Supervisors**

**September 5, 2013**

The regularly scheduled meeting of the Benner Township Board of Supervisors was called to order at 7:40 p.m. by the Chairman, David Wise with members Randy Moyer and John Elnitski, Jr. present. Also in attendance were: Edward Galus, Gerald Rogers, Justin Harford, Frank Densevich, Sgt. Douglas Clark, Mark Capriani, Tom Songer, Michael Lee, Michele Aukerman, Wayne Engle, Greg Copenhaver, Gerald Clair, Rex Mattern, Renee Swancer, John Sepp, Dennis O'Leary, Don Franson, Lindsay Schoch and Sharon Royer.

### **PERSONS TO ADDRESS THE BOARD**

Sgt. Clark of the Rockview State Police: Sergeant Clark was present to give the Board an overview of what has been happening in the area and to see if the Board was aware of any areas of concern. Sgt. Clark reported that motor vehicle accidents are up. Burglaries are status quo. He reported that there are a lot of calls to both the Rockview and Benner prisons. He also noted that there is a serious heroin problem in the area with it being brought into the region from Philadelphia and Williamsport. It was also noted that with various budget cuts, the Rockview Barracks staff is currently down.

Rex Mattern/Glenn at Paradise Hills West: Mr. Mattern noted that the determined surety for the unfinished projects at the Glenn at Paradise Hills West is \$220,746.90. This amount has been presented to Mr. Franson and approved. The Board is in receipt of a letter from Reliance Bank indicated that they are preparing the surety bond and that it should be ready soon. Mr. Moyer moved to approve the Glenn at Paradise Hills West Plans conditionally and to withhold signatures from the plan until the completed surety documents are received by Reliance Bank. Mr. Elnitski seconded the motion.

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

Gerald Rogers/Dr. Gerald Clair: Mr. Rogers noted that he and Dr. Clair are present tonight to discuss getting sewer service to their properties along Shiloh Road. Mr. Rogers noted that the Centre Region has now included their properties in the sewer service area growth boundary in their Comprehensive Plan. Mr. Rogers noted that previously when this topic was discussed that there were conflicts between UAJA and SBWJA as to who and how this area would be serviced. The Board noted that this area is addressed in the Township's Act 537 Plan and that there are options for the sewer to be handled by either authority. It was noted that when the Township's Act 537 Plan was adopted, this area wasn't included in the Centre Region's growth boundary and it was thought that there would be difficulty in having all of the municipalities that are part of UAJA to agree to accept sewage from Benner Township. The Board noted that it would be helpful to have a letter from UAJA stating that they would be willing to accept flows from Benner Township. The Board also noted that it isn't up to the Township to run the sewer lines for these properties and that it will be up to the

developer to work those issues out. The Board noted that they would like to see this property developed and would support having it sewered in the manner that makes the most economic sense. Mr. Rogers noted that he will work on getting a letter from the Centre Region.

Justin Harford: Mr. Harford noted that he is in attendance this evening to see how he can go about getting the roads dedicated in Opequon. He noted that no one will bond the roads as the base coat is too old. It was noted that the base coat was installed in 2006. It was further noted that the top coat has now been in place for approximately 18 months. The Board agreed that due to the circumstances of this project: I. base coat installed in 2006 II. The previous developers almost going bankrupt and Mr. Harford completing the paving work that they would agree to take the roads over in April 2014. Mr. Harford would be responsible for winter maintenance for the 2013/2014 winter season. In April 2014 the Township Engineer and Road Superintendent will conduct an inspection of the road. If there is any damage, repairs must be made at that time and thereafter the roads will be accepted. The Board asked Mr. Harford to prepare the deeds of dedication to begin the review process. The Board also indicated that they would have an agreement drawn up for Mr. Harford's signature.

John Sepp: Mr. Sepp was present seeking approval of the Non-Building Waiver for the Benner Commerce Park Subdivision, Phase 2 (Lots 4, 13 and 14). It was noted that this deals with sewage planning. The sewage planning module will be prepared in the future when someone purchases the lot and the amount of sewage need is determined.

Also, a waiver is being requested to allow access to Lot 13, access to the pump station and access to Lot 12 from the existing access road. It was noted that Mr. Franson (Township Engineer) has reviewed this request and has no objections to the waiver.

Mr. Wise moved to approve the Non-Building Waiver, the access waiver and to conditionally approve the plan once all outstanding conditions are met. Mr. Moyer seconded the motion.

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

John Elnitski, Jr./Bellefonte Airport: Mr. Elnitski noted that Bellefonte Airport plans to change the type of lights at the airport. Mrs. Schoch noted that she has looked into this and she doesn't believe that this will require any action from the Board but will require building permits. Mr. Elnitski noted that he will have Mr. Schoonover further review.

Resolution 13-4: The Board was presented with Resolution 13-4 which will officially appoint Edward Galus as an alternate to the Benner Township Zoning Hearing Board for a term of three years. Mr. Elnitski moved to approve and

adopt Resolution 13-4. Mr. Moyer seconded the motion.

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

Michele Aukerman – Uni-Tec Engineering: Mrs. Aukerman reported that Swank is reporting that they plan to have the steel beams for the new Krout Road bridge delivered the week of September 23 with construction to begin the week of September 30<sup>th</sup>.

## **MINUTES**

The minutes of August 5, 2013, were presented to the Board for their review and comments. Mr. Wise moved to approve the minutes as presented. Mr. Moyer seconded the motion.

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

## **BILLS**

The bills of September 5, 2013, 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. Elnitski – yes                      Mr. Moyer – yes                      Mr. Wise – yes

## **ROAD SUPERINTENDENT'S REPORT**

Mr. O'Leary reported on the following:

\*Tar and chipping is complete.

\*The work in Amberleigh has been completed.

\*Masullo Driveway – Mr. O'Leary noted that he spoke with Mr. Masullo who indicated that he has no hard feelings against the township on this matter. Mr. Elnitski moved to have Mr. Schoonover attend the hearing on the Township's behalf. Mr. Wise seconded the motion.

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

\*Budget: Mr. O'Leary indicated that some of the budget amounts in the "Highway" section of the budget need to be adjusted as outlined in Resolution 13-6. Mr. Elnitski moved to adopt Resolution 13-6. Mr. Moyer seconded the motion.

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

## **ENGINEER'S REPORT**

Mr. Franson noted that everything he has is already on the agenda.

## **ZONING OFFICER'S REPORT**

Mrs. Schoch reported on the following:

\*Planning Commission met on August 22<sup>nd</sup>. One item on their agenda was the Centre Region's Comprehensive Plan. It was noted that the Clair and Rogers properties located in Benner Township were included in their growth boundaries.

\*A new copy of the FEMA map was forwarded. It was noted that some changes were made along Spring Creek due to the levee on the Fish Commission property.

\*Zoning Ordinance Update. It was noted that Mrs. Schoch and the Planning Commission are in the process of making a list of potential changes to the Zoning Ordinance. It has been recommended to make one large amendment instead of several small ones.

\*Mrs. Schoch noted that the PA Planning Conference is coming up in Harrisburg soon and was wondering if the Board would pay for her to attend. The cost is \$230. Mr. Wise moved to pay for the registration fee and to reimburse for mileage. Mr. Elnitski seconded the motion.

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

\*Tressler Rezoning: Mrs. Schoch noted that she included the wrong Ordinance number when the Tressler Rezoning took place and therefore Mr. Schoonover is recommending that the ordinance be re-advertised.

## **COMMITTEE REPORTS**

***Fire Executive Board:*** Mr. Elnitski reported that the new fire agreement will be amended to two years. The Committee is looking into ways to trim costs from the new engine that was bid out. Mr. Elnitski reported that he is following up with Labor and Industry on the workman's compensation laws and the ways that the safety committee requirements can be met without being burdensome.

## **OLD BUSINESS**

Amberleigh Development – Street Dedication: It was noted that Mr. Glass is indicating that he also cannot receive surety on all of the roads due to the age of the base coat. Mr. Elnitski moved that the Board will consider accepting the roads once **I**. A bond is received in the amount of \$30,000 for 18 months **II**. Deeds of dedication are presented **III**. Three sets of drawings are presented of the roads to be dedicated **IV**. All unpaid fees due to the township are paid in full **V**. Payment issues are resolved with Glenn O. Hawbaker, Inc. Mr. Moyer seconded the motion.

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

Spring Creek Canyon Conservation Easement: This item remains tabled.

Septage Management: Mrs. Royer noted that she received a message from Tim Miller that he will plan to attend the next meeting.

Surety Extension for Grove Park Phase III: It was noted that a new surety bond in the amount of \$89,150.66 was presented for the unfinished work in Grove Park Phase III. The bond will expire September 20, 2014. Mr. Elnitski moved to accept the bond renewal. Mr. Moyer seconded the motion.

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

## **NEW BUSINESS**

Resolution 13-5: The Board was in receipt of Resolution 13-5 which officially appoints Nichole Mendinsky to the Nittany Valley Joint Recreation Authority replacing Duane Grove. Mr. Elnitski moved to adopt Resolution 13-5. Mr. Moyer seconded the motion.

Vote: Mr. Elnitski – yes

Mr. Moyer – yes

Mr. Wise – yes

Rezoning Request Airport Industrial Zone: The Township is in receipt of a rezoning request to allow for Metal Fabrication/Welding in the Airport Industrial Zone. Mrs. Schoch noted that this was discussed at the last Planning Commission meeting and that they felt that it was an oversight that welding wasn't included as a permitted use in this district.

Halloween Items: It was noted that there is a large amount of Halloween items that accumulated over the years for the Township's haunted trail. Upon recent inspection, squirrels have taken over the building where these items are being stored and it was thought that giving them to CPI for their Halloween event would be a good idea before everything is destroyed. The Board agreed to donate all useful items to CPI.

## **CORRESPONDENCE**

The Board acknowledged receipt of the following correspondence:

1. County Planning Office
  - a. Minor Land Development Plan for Groff Tractor
  - b. Lot Addition and Replot McMurtire/P. Ramish
  - c. Benner Commerce Park Phase II Final Plan
  - d. Proposed changes to The Glen at Paradise Hills West Land Development Plan
  - e. Benner Commerce Park Subdivision Phase 2
  - f. Benner Commerce park Subdivision Phase 2 Revised
2. SBWJA Minutes July 22, 2013 and August 12, 2013
3. Letter from Commissioners Re: MPO Funding for 2014
4. Letter from FEMA Re: revised flood insurance mapping
5. Notice from DEP Re: Buffalo Run Stream Stabilization Project
6. Notice from Penn State Re: Applying for a Air Quality permit from DEP for gas fired boilers

## **EXECUTIVE SESSION**

The Board had an executive session from 9:30 p.m. to 9:51 p.m. discuss possible litigation.

## **ADJOURNMENT**

The regular meeting was adjourned the time being 9:52 p.m.

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Sharon Royer, Secretary