

**Benner Township Supervisors  
September 7, 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 Kevin Abbey, Dennis O'Leary, Don Franson, Wayne Engle, Renee Swancer and Sharon Royer.

**PERSONS TO ADDRESS THE BOARD**

Wayne Engle – All Storage Solutions: Mr. Engle was present to present to the Board the Preliminary Plan for All Storage Solutions. All Storage Solutions that will be located at the intersection of Rock Road and Fox Hill Road. It was noted that this project will be broken up into three phases. Phase one will consist of a 40' X 190' ministorage building and a 50' X 240' RV storage building. Phase two will consist of a 50' X 255' RV Storage building and a 40' X 250' mini storage building. Phase three will consist of two 40' X 260' mini storage buildings. As of now that house will remain on the property and may be used as an office. The storage areas will be accessed by a key pad entrance. It was noted that each of the Phases will be brought to the Board for approval. Mr. Engle noted that FAA forms will be submitted for each building to ensure compliance with their height regulations. Mr. Moyer moved to conditionally approve the plan pending that all remaining comments are addressed. Mr. Capriani seconded the motion.

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

Kevin Abbey:

Phase 1 Spring Creek Canyon Trail: Mr. Abbey noted that he is very pleased with how the trail turned out. He noted that Clearwater stands behind their previous commitment and noted that if additional funds are needed due to the fact that not all of the projected project match was able to be obtainable that they could supply some additional funds.

Slab Cabin Run: Mr. Abbey noted that 2.6 of the 2.75 million of funds have either been donated or pledged for the Slab Cabin Run initiative. The property owner has agreed to accept installment payments. Mr. Abbey noted that Clearwater would be willing to accept a pledge from the Township for funds in the next fiscal year. The Board noted that they still have so many unknowns going on that they didn't feel that they were able to commit to anything at this time.

**MINUTES**

The minutes of August 7, 2017, 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. Capriani – abstain                      Mr. Moyer – yes                      Mr. Wise – yes

**BILLS**

The following bills were presented to the Board for their review and approval.

- Benner Township General Fund: \$99,906.11
- Building Fund: \$134,068.08
- Spring Creek Canyon Project: \$30,000.00
- State Fund: \$169,070.69

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**

Mr. Franson noted that he doesn't have anything further to add that isn't already on the agenda.

**ROAD SUPERINTENDENT’S REPORT**

Mr. O’Leary noted the following:

\*Drilling for the piling is scheduled to begin in about two weeks and could take several weeks to complete.

\*The township roads that were fiber matted last year were redone by the contractor due to some faulty materials that didn’t allow the material to adhere to the roads.

**ZONING OFFICER’S REPORT**

Mrs. Royer noted that there is going to be a meeting at the County next week concerning PSU installing two different manure storage tanks on their property. One will be located towards Walnut Grove the other will be located across Fox Hill Road where the hangars are located. She noted that it appears that this will fall under a use by right. They plan to construct a manure digester in College Township to break the product down and to get rid of the methane gases prior to transporting the material for storage in these tanks.

Complaint: Mrs. Royer also noted that she has received another complaint regarding the Dean Fenton property that is located near the intersection of 550 and Roopsburg Road. She noted further that she told the complainant that she would bring it up to the Board but without any kind of weed or property maintenance code nothing can be done about it. When discussions have taken place with Mr. Fenton in the past he claims that he is naturalizing his property.

**COMMITTEE REPORTS**

Mr. Wise noted that over the next several weeks he will be attending the Nittany Valley Joint Planning Commission meeting, the MPO meeting and the Spring Creek Watershed Commission meeting.

**OLD BUSINESS**

Municipal Building: It was noted that progress is progressing. No major issues have been raised to date.

Centre Region GOG – EM Coordinator: Mr. Wise noted that a rescheduled tour of the emergency services with Mr. Capriani is still desired by PSU.

FEMA Storm Damage Update: Mrs. Royer noted that it was discovered that over \$87,000 in repairs that were already paid back in October/November on Purdue Mt. that were submitted were never reimbursed and will have to be resubmitted due to the category that FEMA placed it in.

Zoning Officer Position: It was noted that Mr. Moyer and Mr. Wise met with the possible candidate for the part-time Zoning Officer position. Mr. Wise and Mr. Moyer noted that they would like Mr. Capriani to schedule a meeting with the candidate prior to an offer being made. Mr. Moyer moved to authorize an offer to be made fir part time employment after Mr. Capriani makes contact with the candidate. Mr. Wise seconded the motion.

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

**NEW BUSINESS**

G.M. McCrossin, Inc. Surety: The surety extension for the G.M. McCrossin, Inc. Land Development Plan was provided in the amount of \$250,743.52. It was noted that Mr. Franson has reviewed the surety package and approved it. Mr. Moyer moved to approve the surety package for G.M. McCrossin, Inc. Mr. Capriani seconded the motion.

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

G.M. McCrossin, Inc. - Memorandum Of Understanding: It was noted that G.M. McCrossin will be amending their preliminary plan to add an additional building. It is being proposed to have retail on the bottom floor and offices on the top floor. There will be parking lots on both levels. Mr. Moyer moved to approve the MOU. Mr. Capriani seconded the motion.

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

Surety Extension for Glenn at Paradise Hills: It was noted that the Glenn at Paradise Hills surety is being extended. Instead of a letter of credit, the developers have opted to submit a check that will be deposited into the Township’s General Fund until the remaining improvements are finished. The amount of the surety is \$22,558.60. Mr. Capriani moved to extend the surety for one additional year in the approved amount. Mr. Moyer seconded the motion.

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

Park Name Change Request: The Board was in receipt of a letter from Debra Burger asking if the Supervisors would consider renaming one of its parks after a township resident that is an injured Vietnam War Veteran. The Board asked that the Township Attorney be consulted regarding this request.

Nittany Valley Joint Recreation Authority: The Board was in receipt of a request that a Township Supervisor attend the next NVJRA meeting to be held on September 27<sup>th</sup> at 6:30 at the YMCA. Mr. Capriani noted that he will attend this meeting.

Dunkin Donuts: The Board is in receipt of paperwork from Wooster and Associates seeking permission to submit Highway Occupancy Permit paperwork for Dunkin Donuts. It was noted that due to stormwater matters in the State’s Right of Way on the Benner Pike that it must be submitted in Benner Township’s name. Mr. Capriani moved to authorize Wooster and Associates to submit this paperwork. Mr. Moyer seconded the motion.

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

**CORRESPONDENCE**

The Board acknowledged receipt of the following correspondence:

1. Centre County Planning Commission Correspondence
  - a. Acknowledgment of lot consolidation plan for UAJA
  - b. Preliminary Land Development for All Storage Solutions comments
  - c. Time Extension Final Land Development Plan ARL
2. SBWJA Minutes July 24, 2017, August 14, 2017
3. PSATS News Bulletin
4. Centre County Conservation District
  - a. E & S plan review for UAJA Odor Control Project
  - b. Earth Disturbance Inspection report Spring Creek Canyon Trail
5. NPDES Permit for Handy Delivery Storage
6. Memo from Sue Hannegan RE: Township’s responsibilities when adopting new Zoning Ordinance

**ADJOURNMENT**

The meeting was adjourned the time being 8:05 p.m.

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Sharon Royer, Secretary