

Centre Documenters

Meeting: Benner Township Supervisors

Township: Benner Township

Documenter name: Aria Eichhof, Madelyn Woodley

Date: April 1, 2024

Start Time: 7:02 p.m.

End Time: 7:45 p.m.

9 audience members, 2 documenters

Notes

Roll Call

Board members

Kathy Evey -Present

Randy Moyer -Present

Larry Lingle- Present

Other representatives

Sharon Royer

Michael Lesniak

Rodney Beard

Other guests

John Elnitski

Maggie Weitzel

Persons to address the board

- John Elnitski questioned the garbage deal in the township and the building of the Game Commission headquarters, which was set to be discussed later in the meeting. Regarding trash removal, he asked the board to look into the best option and find an

alternative for the cost of residential garbage disposal now. He expressed frustration with the cost taxpayers currently face and said purchasing one bin could cost anywhere “between \$28 - \$35 depending on size,” and the monthly cost could be “above \$100”.

Meeting Minutes

- The minutes from March 4, 2024 were approved unanimously without any discussion.

Bill approval

- All bills were approved without any discussion. Motions were made by Randy Moyer for each bill and seconded by Kathy Evey. The motions were approved unanimously by the board each time.
 - Accounts Payable General Fund: \$108,480.61
 - Accounts Receivable General Fund: \$79,401.86
 - Accounts Payable State Fund: \$4,335.04

Old business

1. Appointment to the Vacancy Board
 - This business was tabled because there were three people who showed interest, according to Moyer, and they were not able to get their letters in on time.
 - A motion to table was passed unanimously.
 - Therese Hollen, Ray Stolinis, and John Elnitski are the three interested residents according to the meeting agenda and Evey’s motion to table.
2. Appointment to the Nittany Valley Joint Recreation Authority (NVJRA)
 - According to the meeting agenda, Ray Stolinis is interested in taking on this position.
 - “It’s a hard position to fill, I don’t think we’ve ever had it filled. If he’s interested, I would be all in favor of appointing him to that,” stated Lingle, which was agreed upon by Moyer.
 - Moyer motioned to approve, Lingle seconded.
3. Opening of Bids
 - Road Projects
 - Nothing was discussed.
 - Stone Bids/Road Materials

- Sharon Royer said herself that she was in charge of the documentation for this business. After a mix-up with the mail, she did not have enough documentation to show which bid was the best option for the township, based on price and location.

New business

2. Zoning Ordinance Amendment Application

- The current zoning ordinance does not allow two primary uses in forest, conservation or the Agricultural district, according to Rodney Beard, township solicitor, and Michael Lesniak, Zoning and Codes Enforcement officer.
 - According to Lesniak, two primary uses are allowed in other districts.
 - According to Moyer this is “left over from the Roth Plan that was not caught when we upgraded.”
- ---- said he “sees some concerns” with the current language it is “limiting a lot of the places that have the larger acreage.” The example given was if a farmer wants to open a welding shop, under the current ordinance this would not be permitted.
- Beard said that one principal use per lot does not make sense, yet it is still in the ordinance.
- With the zoning amendment, once the application is filed, there are 60 days to address it in some fashion, Beard said. According to Beard, the board should look into deciding tonight on whether it should move forward with this application.
- A motion to propose an amendment for the zoning ordinance to put in a more than one primary use on an Agricultural or Forest conservation district property was made by Moyer and seconded by Lingle. The motion was approved unanimously.
 - Before the amendment is finalized there will be a public hearing and room for public comments.

3. Conditional Use Application Kennel at 246 Raymonds Lane

- Evey asked if there were previous difficulties with a prior conditional use application where the actual property owner did not assign the application.

- Beard said it should not be an issue this time. Evey also asked if the filing fee has been paid and Royer confirmed it had been.
 - Jamie Smith was the representative from the kennel.
 - A motion to move forward with the Conditional Use Application process was by Moyer and seconded by Lingle The motion was approved unanimously.
 - Conditional use application will be discussed on May 6, 2024 at 6:30 p.m.
 - The zoning ordinance amendment will determine when the zoning portion of the application will be discussed. Possibility by the June meeting at the earliest.
4. Conditional Use Application Kennel (Grove)
 - This will also be discussed at next month’s meeting. May 6, 2024, at 6:45 p.m.
 - A motion to move forward with the Conditional Use Application process was by Moyer and seconded by Lingle. The motion was approved unanimously.
 5. Memorandum of Understanding (MOU) Sullivan’s Mini Storage Phase VIII
 - According to Moyer, is just a memorandum of understanding stating that the company is willing to cover any and all fees.
 6. A motion to approve the Memorandum of Understanding (MOU) Sullivan’s Mini Storage Phase VIII was made by Moyer and seconded by Lingle. The motion was approved unanimously.
 7. Memorandum of Understanding (MOU) of Nittany Glen Phase 3A
 8. A motion to approve the Memorandum of Understanding (MOU) of Nittany Glen Phase 3A was made by Moyer and seconded by Lingle. The motion was approved unanimously.
 9. Sewage Planning Module for PA Game Commission Resolution 24-2
 - According to community member John Elnitski, when the Game Commission originally came in with a plan for the property, it did not include any plans for buildings.
 - Sharon Royer, who represented the Spring Benner Walker Sewer authority said that “the agreement states that they [The Game Commission] can do anything within their legislative power.”

- John Elnitski said that there has not been enough information about this project shared with the public. In response, Moyer said, “it's just another project done for me, I don't see any I don't see any reason to stare up the Hornet's Nest, when there's nothing there.”
- Royer said in response to public questions about public knowledge regarding the Game Commission. The sewer portion just concluded a 30-day public period, according to Maggie Weitzel, who is not speaking for the game commission.
- Evey asked if this resolution is an amendment to the 537 plan. Moyer said he does not know. Weitzel describes it as a planning module because of the size. Weitzel also clarified that it is possible to amend parts of the 537 plan.
 - A motion to approve the Sewage Planning Module for PA Game Commission Resolution 24-2 made by Moyer and seconded by Lingle. Evey said “no” to this motion.

10. 2023 CPA Audit Report

- Everything “looked good” and “in-line,” according to Moyer.

11. A motion to approve the 2023 CPA Audit Report was made by Moyer motioned and Evey seconded. The motion was approved unanimously

12. Sewer Connection letter RE: Locklin & TD2

- Regarding property up on the Benner Pike, according to Moyer. Parts of this area were missed by the sewer. Board gives authorization to write letters to property owners who were missed by sewer connections.
 - A motion to was made by Moyer and Lingle seconded. The motion was approved unanimously.

Correspondence

• *[A Note from your Documenters:](#) There were no comments made about anything listed under correspondence. The meeting was adjourned after New Business, but these categories were listed on the agenda.*

1. SBWJA Minutes- February 26, 2024 & March 11, 2024
2. BTWA- February 20, 2024 minutes
3. Centre County Planning Commission Letters
 1. Comment letters

- a. Windswept Farms (Patton Twp.)
 - b. DEP 3M Sewage Planning Module PA Game Commission
 - c. Sullivan's Mini Storage Phase VIII
 - d. Zoning Ordinance Amendment Comments Re: Marion Twp
 - e. PA Fish & Boat NOI Water Consumptive Use
 2. Time Extensions
 - a. Greater Buffalo Run Valley UM Church
 - b. Eppers HVAC
4. Engineering Reviews
 - a. McCormick Taylor Review-
 1. WaWa TIS/PennDot WaWa TIS Comments
 2. Windswept Farms
 - b. Franson-
 1. Sullivan's Mini Storage Phase VIII
 2. Sheetz Rebuild
5. Conservation District Letter -Withdrawal of NOI for Bellefonte Warehouse
6. February Zoning Permit Report
7. PennDot letter that G.M. McCrossing TIS is complete.
8. PFAS
 - a. Correspondence between Mountain Research and DEP
 - b. DEP's March Update
9. Centre County Planning 2023 Annual Report
10. College Township notice of Shiloh Commercial Park Narrative
11. Notice of PennDot TIS Scoping Applications
 - a. Ferris Land Development
 - b. PA Game Commission

Was there anything you didn't understand about the meeting?

- The Sewage Planning Module for PA Game Commission Resolution 24-2 (from the agenda) was voted yes by Randy Moyer and Larry Lingle, but no by Kathy Evey. Does this mean it was passed? Can items be approved by the support of 2 out of 3 supervisors?

Summary

After you've taken your notes, summarize the 3 most important outcomes from your notes. Ask yourself, what would you tell your neighbor about this meeting?

- Ray Salinas has been appointed to the Nittany Valley Joint Recreation Authority (NVJRA).
- There are two homes in Benner township that are not hooked up to the township's sewer lines. The Board of Supervisors has ruled to write a letter approving the sewage authority to write a letter to these property owners notifying them that they must comply and join the sewage network within 60 days.
- An amendment has been approved by the board for conditional use of property to have more than one primary use. This ruling allows the supervisors to oversee the uses and approve them on a case-by-case basis, rather than making the process unnecessarily difficult for both the township and the citizen.

Follow-Up Questions

- I had to research terms like MOU and NVJRA that weren't explained in the meeting, but a quick Google made them easily understandable.
- Overall, we are not left with any questions.

Top Quote

- "First, I would like to make note that the township secretary is recording this meeting for transcription purposes only. And if there is anyone else in attendance, who wishes to record or videotape the meeting, if you want to please knowledge that you're doing so."
- Kathy Evey, Benner Township Supervisor.

A note from you Documenters: This quote isn't particularly important, but we thought it was of note that they essentially had us report that we were recording. Overall, there isn't a single quote that summarizes the meeting well because it was a combination of various topics and conversations.