

BENNER TOWNSHIP PLANNING COMMISSION

Benner Township, Centre County, PA

- *Regular Meeting – Minutes: October 14, 1999 at 7:00 pm*

CALL TO ORDER

A regular scheduled meeting of the Benner Township Planning Commission was called to order by Chairperson, Joe Shultz, at the Benner Township Municipal Building at 7:03 p.m.

ATTENDANCE

Members present: Joe Shultz, Dave Breon, Rob Fugate, Chris Berenty, Fred Gay, Tim Robinson and Steve Porter.

Also attending were Renee McGowan, Zoning Officer.

Absent were: No one was absent

MINUTES

The Planning Commission received the minutes of September 9, 1999, for their review and comments. Mr. Breon moved that the minutes be approved as presented to the Commission. Mr. Fugate seconded the motion.

VOTE:

Mr. Berenty: yes

Mr. Fugate: yes

Mr. Porter: yes

Mr. Shultz: yes

Mr. Breon: yes

Mr. Gay: yes

Mr. Robinson – absent

Mr. Robinson arrives after the approval of the minutes.

PERSONS TO ADDRESS THE BOARD

- **Hampton Hills Preliminary Plan:** Dave Pike of Penn Terra Engineering and Louis Glantz were present to discuss the proposed Hampton Hills subdivision to be located next to the Benner Elementary School. Total tract is 56 ½ acres. Ten and half acres will be open space consisting of detention ponds and electrical easements from Allegheny Power. The new road is to be named Millgate Road and will have a 26 ft. cartway. A 4 ft. sidewalk is proposed along the inner loop. No public water is available now. Spring-Benner-Walker Joint Authority is in the final design for the Spring Creek sewer system. Two sewer taps-in are proposed for this development. Penn DOT has supplied comments for the Highway Occupancy Permit. The Department of Environmental Protection has “ok’d” the proposed well locations for a private community system. Mr. Glantz explained to the Planning Commission the discussions held between Supervisors, Water Authority, developers of Crestview and the School District about the possibilities of public water in the immediate area. Mr. Breon presented alternative sketch plans of the Hampton Hills plan showing how 50% open space could be utilized on the site. The Commission discussed the alternative methods for development design. Concern about the well-head protection was discussed. Depending upon the Department, either a 100 ft. or 400 ft. protection area may be needed. Several of the lots in the development may be lost. Manufactured homes were discussed. Mr. Glantz stated there will be no restrictions on the type of homes to be built. He stated the homes will be ranch homes between 1,100 to 1,600 sq. ft. in size. No action was to be taken on the plan. The developer’s came to the meeting to discuss the proposal with the Planning Commission and hear comments.

NEW BUSINESS

- **Hampton Hills Sewage Planning Module:** Component 4A was presented for review and approval. Mr. Shultz read through the module and completed the form. Mr. Breon moved the approval of the Sewage Planning Module. Mr. Berenty seconded the motion.

VOTE:

Mr. Berenty: yes

Mr. Fugate: yes

Mr. Porter: yes

Mr. Shultz: yes

Mr. Breon: yes

Mr. Gay: yes

Mr. Robinson – yes

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- **Spring Township Sketch Plan:** Sweetland Engineering forwarded a sketch plan for “informational purposes” for a development along Benner Pike in Spring Township. Concerns about traffic impacts on Clemen’s Lane were discussed as to whether or not a traffic light may be needed. The Zoning Officer will look into the matter and have a report for the next meeting.

OLD BUSINESS:

Zoning Amendment: The Zoning Officer stated amendments to the Zoning Ordinance should be adopted by the Supervisors at their meeting on November 1st.

CORRESPONDENCE

- Letter from Frank Densvich RE: Home in Crestview Dev.

ADJOURN: With all business complete the meeting was adjourned.

Respectfully submitted by,

Renee McGowan

Zoning Officer