

BENNER TOWNSHIP PLANNING COMMISSION

Benner Township, Centre County, PA

- Regular Meeting – Minutes: *September 9, 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 7:02 p.m.

ATTENDANCE

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

Also attending were Renee McGowan.

Absent were: Tim Robinson

MINUTES

The Planning Commission received the minutes of *August 26, 1999*, for their review and comments. Mr. Berenty moved that the minutes be approved as presented to the Commission. Mr. Shultz seconded the motion.

VOTE:

Mr. Berenty: yes

Mr. Fugate: abstain

Mr. Porter: abstain

Mr. Shultz: yes

Mr. Breon: yes

Mr. Gay: yes

Mr. Robinson – absent

PERSONS TO ADDRESS THE BOARD

- **IATA Corporation – Conditional Use Request:** Dan Mattern of Triangle Building presented the Conditional Use Application for IATA Corporation to the Commission. A child daycare center is proposed for about 105 children. Center would primarily support the employees of the Penn Eagle Industrial Park. Building will be situated on the last available lot in the old phase of the park. A one-way driveway access is proposed, entering from Rolling Ridge Drive and exiting out onto Benner Circle. Discussion was held about the proposed access into the lot. A landscaping plan was presented. The speed limit on Rolling Ridge Drive was discussed. No speed limit is currently posted. Questions were raised as to whether or not a traffic light may have to be installed at the intersection of Rolling Ridge Drive and Route 150. It was noted the light was to be included in the Penn DOT 12-year plan some time ago. With no other concerns to discuss, Mr. Fugate moved to recommend to the Supervisors approval of the conditional use request. 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 - absent

NEW BUSINESS

- **Overlay District Update:** Mr. Fugate gave the Commission an update on the Overlay District regulations. The project is expected to be completed by Fall/Winter of this year.

OLD BUSINESS:

- **Gerald Roger's Rezoning Request:** Mr. Gerald Rogers and John Curtin were present to discuss the rezoning request in detail. Mr. Rogers explained Crown America's interest to purchase his property along Shiloh Road in Benner Township. The property is split between College and Benner Township's. College currently zones the property as agricultural and Benner Township zones the property as C-1 (planned office commercial). Mr. Rogers seeks to upgrade the zoning to C-2 allowing for general business commercial uses. Mr. Rogers has a request to rezone in College Township, but the College Township Planning Commission has tabled the request. The request was tabled by College because of the litigation between Rogers and the Township over the wellfield developed on Roger's property. Not knowing what College Township's action would be on the rezoning request, the Commission agreed to table the request of Roger's until the issues are resolved with College Township. Thereby, Mr. Fugate moved to table the request. Mr. Berenty seconded the motion.

VOTE:

Mr. Berenty: yes
Mr. Shultz: yes
Mr. Robinson – absent

Mr. Fugate: yes
Mr. Breon: yes

Mr. Porter: yes
Mr. Gay: yes

CORRESPONDENCE

- Hampton Hills – proposed subdivision
- Centre Communications – land development plan

ADJOURN: With all business complete the meeting was adjourned.

Respectfully submitted by,

Renee McGowan
Zoning Officer