

# BENNER TOWNSHIP PLANNING COMMISSION

*Benner Township, Centre County, PA*

Regular Meeting – Minutes: *January 13, 2000* at 7:00 pm

## CALL TO ORDER

Regularly scheduled meeting of the Benner Township Planning Commission was called to order by Chairperson, Joe Shultz, at the Benner Township Municipal Building at 7:15 p.m.

## ATTENDANCE

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

Also attending were: Renee McGowan, Zoning Officer; Mike Anthony of Knapka Surveying; David Cunninham and Eric Robertson of Keller Engineers; David Pike and Louis Glantz of Penn Terra Engineering; Audie Osgood of Sweetland Engineering; and Tim Hsu from Polymics. Absent: Steve Porter.

## MINUTES

Planning Commission reviewed the minutes of *December 9, 1999*. Mr. Gay moved the minutes be approved with the following correction: remove “not” and “either” from the following sentence “He also believes the airport is [not] fueling without containment [either]. Mr. Breon seconded the motion.

VOTE:

Mr. Berenty: yes	Mr. Fugate: yes	Mr. Porter: absent
Mr. Shultz: yes	Mr. Breon: yes	Mr. Gay: yes
Mr. Robinson – yes		

## PERSONS TO ADDRESS THE BOARD/NEW BUSINESS

- ***Corl Subdivision:*** Mike Anthony from Knapka Surveying presented the Boyd Corl Subdivision Plan for review and comment. The farm is being divided for estate purposes into 4 lots. Each lot is going to one of the family members. Mr. Corl plans on continuing farming the entire tract. Each lot will front onto either Route 550 or Lower Gyp Road. The Commission reviewed the plan and had no adverse comments. Mr. Fugate moved to approve the plan. Mr. Berenty seconded the motion.

VOTE:

Mr. Berenty: yes	Mr. Fugate: yes	Mr. Porter: absent
Mr. Shultz: yes	Mr. Breon: yes	Mr. Gay: yes
Mr. Robinson – yes		

DEP Planning Module for Corl: Mr. Fugate moved to approve the module. Mr. Berenty seconded the motion.

VOTE:

Mr. Berenty: yes	Mr. Fugate: yes	Mr. Porter: absent
Mr. Shultz: yes	Mr. Breon: yes	Mr. Gay: yes
Mr. Robinson – yes		

- ***Walker Land Development Plan – Phase I:*** Mike Anthony presented the Walker Land Development Plan for review and approval. Two mini-storage buildings are proposed for Phase I. With all appearing to be addressed, Mr. Fugate moved to approve the plan. Mr. Gay seconded the motion.

VOTE:

Mr. Berenty: yes	Mr. Fugate: yes	Mr. Porter: absent
Mr. Shultz: yes	Mr. Breon: yes	Mr. Gay: yes
Mr. Robinson – yes		

- **Polymic Conditional Use Request** Keller Engineering presented the site plan for new Polymic facility. Mr. Hsu discussed the nature of his business. The company is proposing an 80' x 100' building. The company experiments with plastic manufacturing. There is minimum waste. Most of the company's function is providing technical support on processing condition and formulation of plastics. There are no solvents used on site, only plastic resins are left over. The company uses a "closed system" so all chemicals are recycled in-house. With no other questions, Mr. Fugate moved to recommend approval to the Supervisors. Mr. Breon seconded the motion.

VOTE:

Mr. Berenty: absent	Mr. Fugate: yes	Mr. Porter: yes
Mr. Shultz: yes	Mr. Breon: yes	Mr. Gay: yes
Mr. Robinson – yes		

- **Hampton Hills Subdivision** Penn Terra Engineering presented the plan for approval. All engineering, County, and Township comments have been addressed. Mr. Gay asked how the open space would be addressed. Mr. Glantz stated by a Home Owner's Association. Mr. Glantz stated the water issue will be addressed at Final Plan stage, and they are pursuing this issue with the school. Discussion was held regarding the depth of the stormwater management pond. With no other items to address, Mr. Berenty moved to approve the plan. Mr. Robinson seconded the motion.

VOTE:

Mr. Berenty: absent	Mr. Fugate: yes	Mr. Porter: yes
Mr. Shultz: yes	Mr. Breon: yes	Mr. Gay: yes
Mr. Robinson – yes		

- **Fullington Auto Bus:** Sweetland Engineering requested the Commission to "conditionally approve" the revised Fullington Auto Bus plan. The Township Engineer's comments have not yet been received for the new stormwater calculations. Mr. Robinson moved to "conditionally approve" the plan until satisfactory comments are received from the Township Engineer. Mr. Fugate seconded the motion. No signatures were affixed to the plan.

VOTE:

Mr. Berenty: absent	Mr. Fugate: yes	Mr. Porter: yes
Mr. Shultz: yes	Mr. Breon: yes	Mr. Gay: yes
Mr. Robinson – yes		

## OLD BUSINESS

## CORRESPONDENCE

### NOTES

Mr. Gay noted Amy Story, our old engineer, is currently employed at State College Borough as their municipal engineer.

Mr. Fugate noted Bellefonte Lime Company (Graybec) will be closing its doors within the next 3 to 5 years in Coleville and moving its entire operation to Pleasant Gap. Graybec is also dropping its prices to undercut Con-Lime. Questions arose as to whether or not Graybec would buy-out Con-Lime to get access to its minerals up on Fillmore Road. It was questioned whether or not the railroad would still be built. Mr. Fugate understands Graybec wants to keep its DEP permit for deep mining active and to do so it would have to excavate 100 tons of material a year.

### ADJOURN

With all business complete the meeting was adjourned.

Respectfully submitted by,  
 Renee McGowan  
 Zoning Officer