

# BENNER TOWNSHIP PLANNING COMMISSION

*Benner Township, Centre County, PA*

Regular Meeting – Minutes: *February 24, 2000* at 7:00 pm

## CALL TO ORDER

Regularly scheduled meeting of the Benner Township Planning Commission was called to order by Chairman, Joe Shultz, at the Benner Township Municipal Building at 7:20 p.m.

## ATTENDANCE

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

Also attending was: Renee McGowan, Zoning Officer. Member absent: Steve Porter and Chris Berenty

## MINUTES

Planning Commission received the minutes of *January 27 and February 10, 2000*, for their review and comment. Mr. Fugate moved the minutes be approved as presented. Mr. Gay seconded the motion.

### VOTE:

Mr. Berenty: absent

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

- **Comprehensive Plan:** Mr. Breon discussed with the Commission the potential update of the Township's Comprehensive Plan. Several of the Townships (Marion, Walker, Spring) are discussing updating their existing Plans. Benner's Plan was last updated in 1992. The Commission asked that copies of the existing Comprehensive Plan be distributed at the next meeting, and that Stallman and Stahlman be contacted to see if a diskette would be available.
- **Fire Training Facility:** Mr. Breon gave an update on the latest information received from Tim Schreffler, Centre County Fire Training Chairman. The Supervisors received a letter dated February 11<sup>th</sup>, asking for direction as to how the Centre County Regional Training Site Planning Committee (the Committee) should proceed. Mr. Breon read the letter into the minutes, (as attached and made part of these minutes). The last update was the Committee was putting together information about what sites explored and reasons why these sites were not suitable locations. Some members of the Planning Commission believed the UAJA site was acceptable while others believed it was not. Mr. Fugate asked if the training facility is a "public utility". It was stated it is not. "Municipal uses" were discussed and could "training facility" be included in this definition. It was decided it could not. Mr. Fugate stated he did not have problems with it being located at UAJA as long as there are appropriate safeguards: such as bonds, clean-up procedures, and approval of Clearwater Conservancy. Only wood and straw is to be used on site, and only smoke would result. Mr. Breon asked "does the Commission want to see this type of facility located in Benner Township." Mr. Fugate made the motion to recommend to the Supervisors acceptance of the fire training facility in the stream valley district next to UAJA, as long as it meets the approval of Clearwater Conservancy and has appropriate conditions. Mr. Gay seconded the motion.

VOTE:

Mr. Berenty: absent	Mr. Fugate: yes	Mr. Porter: absent
Mr. Shultz: yes	Mr. Breon: NO	Mr. Gay: yes
Mr. Robinson – yes		

Discussion was held on the vote. Does the Commission want to see a fire training facility in the stream valley district without comments from Clearwater Conservancy? Mr. Fugate moved to rescind the previous motion. Mr. Breon seconded the motion.

VOTE:

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

Mr. Breon stated his opinions “as supervisor” to the Planning Commission. He believes (as only one supervisor’s opinion, and not the Board’s opinion) that action on changing the zoning district should be discussed at a public hearing. Additionally adjoining property owners should have a voice in the discussion. He doesn’t believe the fire training facility should be in the stream valley district and should be located in an I-1 or I-2 district. Ms. McGowan stated the I-1 district is centrally located in the Township between the mountain and Route 550, and would be visible from most of the Township (i.e., smoke). Mr. Breon believes the training committee did not do a good job finding an appropriate site, and that Penn State does not want it located at or near the airport. Mr. Fugate’s opinion is “cheap or free” ground is their only motivator. After further discussion, it was agreed upon that a letter should be sent to Clearwater Conservancy requesting their “views” on the fire training facility being located at UAJA.

- **Zoning Ordinance Updates:** Mr. Breon stated the original suggested updates submitted where not good working models, and needs revisited. Discussion was held regarding agricultural land and how to protect it. It was noted Hartles’ farm is under consideration for the Easement Purchase Program through the County where the County purchases the development rights. The Commission wants someone to come to their meeting to discuss this program and how zoning effects this program.

**OLD BUSINESS**  
**CORRESPONDENCE**  
**NOTES**

- **Municipal grounds:** Mr. Gay suggested the Township contact Mr. Grove, adjoining property owner to discuss option on purchasing more property for the Township.
- **Beezer Hill improvements:** The Supervisors asked the Planning Commission to invite adjoining property owners along Beezer Hill to come to a P.C. meeting to discuss options on either closing or improving Beezer Hill intersection. The meeting will be set for March 23, 2000 at 7:00 p.m. at the Township building. Letters will be sent.

**ADJOURN**

With all business complete, the meeting adjourned.

Respectfully submitted by,  
 Renee McGowan  
 Zoning Officer